

## 4 Bedroom House for Sale in Larnaca District

Amazing, 4 Bedroom Semi-Detached House for Sale in American Academy Area, Larnaca. Incredible location, within a walking distance to all amenities such as schools, major supermarket, banks, pharmacies etc. Only few minutes' drive from the New Metropolis Mall of Larnaca. A short drive away from Larnaca Town Center, the harbor and the beach. A 10-minute drive to Larnaca International Airport. Easy access to Larnaca, Nicosia, Limassol motorway.



This renovation Semi-Detached House is for sale in Larnaca, American Academy Area. The property has 270 sq.m of covered area. The ground floor consists of large living dining room with guest toilet, separate kitchen as well as a small kitchen...

### Property Info

Covered Area **270**  
Heating **Central Heating, Yes**

### Plot / Area Info

Plot area **300**  
Parking **Covered, Yes**

### Additional info

Reference Number **53516**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **2**

### Amenities

- Guest WC

### Location

Region: **Larnaca**  
Coordinates: **34.920295959169 / 33.622776527627**

## Price: €450 000 + VAT

VAT for this property is **€50,500** or **€85,500**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 667.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: +35724003723			

## Price change history

€450 000 on Oct 25, 2025

























