

## 1 Bedroom Apartment for Sale in Larnaca District

First Floor, 1- Bedroom Apartment for sale in American Academy area, Larnaca. It is located in central area, just minutes away from Finikoudes beach and within close proximity to schools, shops, supermarkets, restaurants etc. Key landmarks such as Municipal Park and Municipal Library are at a close distance. International airport of Larnaca is 10 minutes driving distance. ✖

Apartment for sale in American Academy area, Larnaca. It consists of an open plan kitchen-living-dining area, main bathroom with walk in shower, one bedroom and covered veranda. The apartment has also access to a covered parking and storage on the ground floor.

The flat is part of a residential development...

### Property Info

Covered Area **50**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **54170**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.917345011619 / 33.626345862044**

**Price: €220 000 + VAT**

VAT for this property is **€11,000** or **€41,800**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 400.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€220 000 on Dec 6, 2025



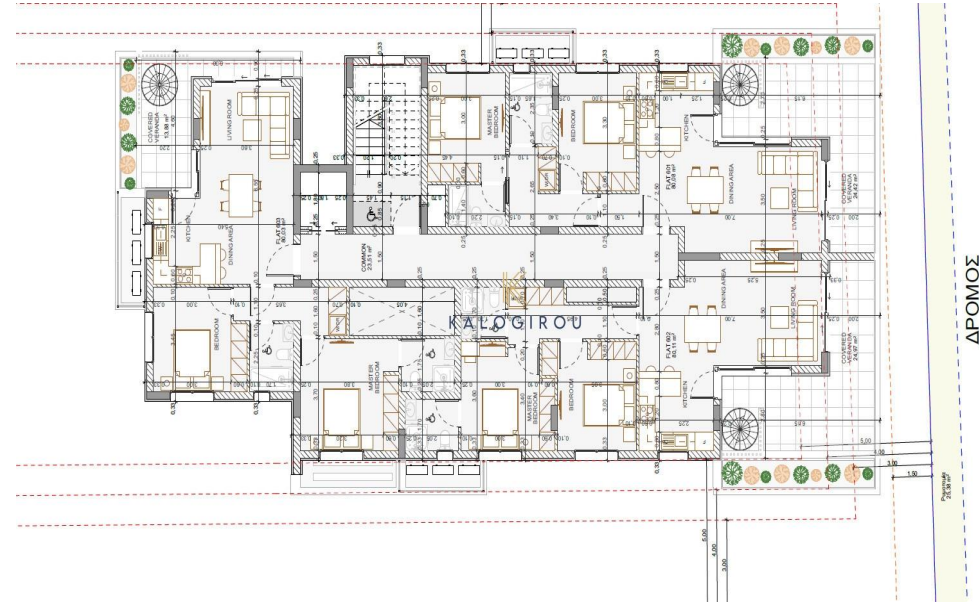








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