

## 1 Bedroom Apartment for Sale in Larnaca District

Stylish, One 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 is on the fifth floor & 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 ...

| <b>Property Info</b> |                       | <b>Plot / Area Info</b> |                     | <b>Additional info</b> |                  |
|----------------------|-----------------------|-------------------------|---------------------|------------------------|------------------|
| Covered Area         | <b>51</b>             |                         |                     | Reference Number       | <b>54193</b>     |
| Air Conditioning     | <b>All rooms, Yes</b> | Parking                 | <b>Covered, Yes</b> | Property type          | <b>Apartment</b> |
|                      |                       |                         |                     | Condition              | <b>Brand New</b> |
|                      |                       |                         |                     | Bathrooms              | <b>1</b>         |

| <b>Amenities</b> | <b>Location</b>   |
|------------------|---|
| • Elevator       | Region: <b>Larnaca</b><br>Coordinates: <b>34.917345011619 / 33.626345862044</b> |

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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<br>Price per SQM | <b>None</b><br><b>€5 882.00/m<sup>2</sup></b> | Common expenses | <b>None</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: <b>+35724003723</b> |              |            |                                     |

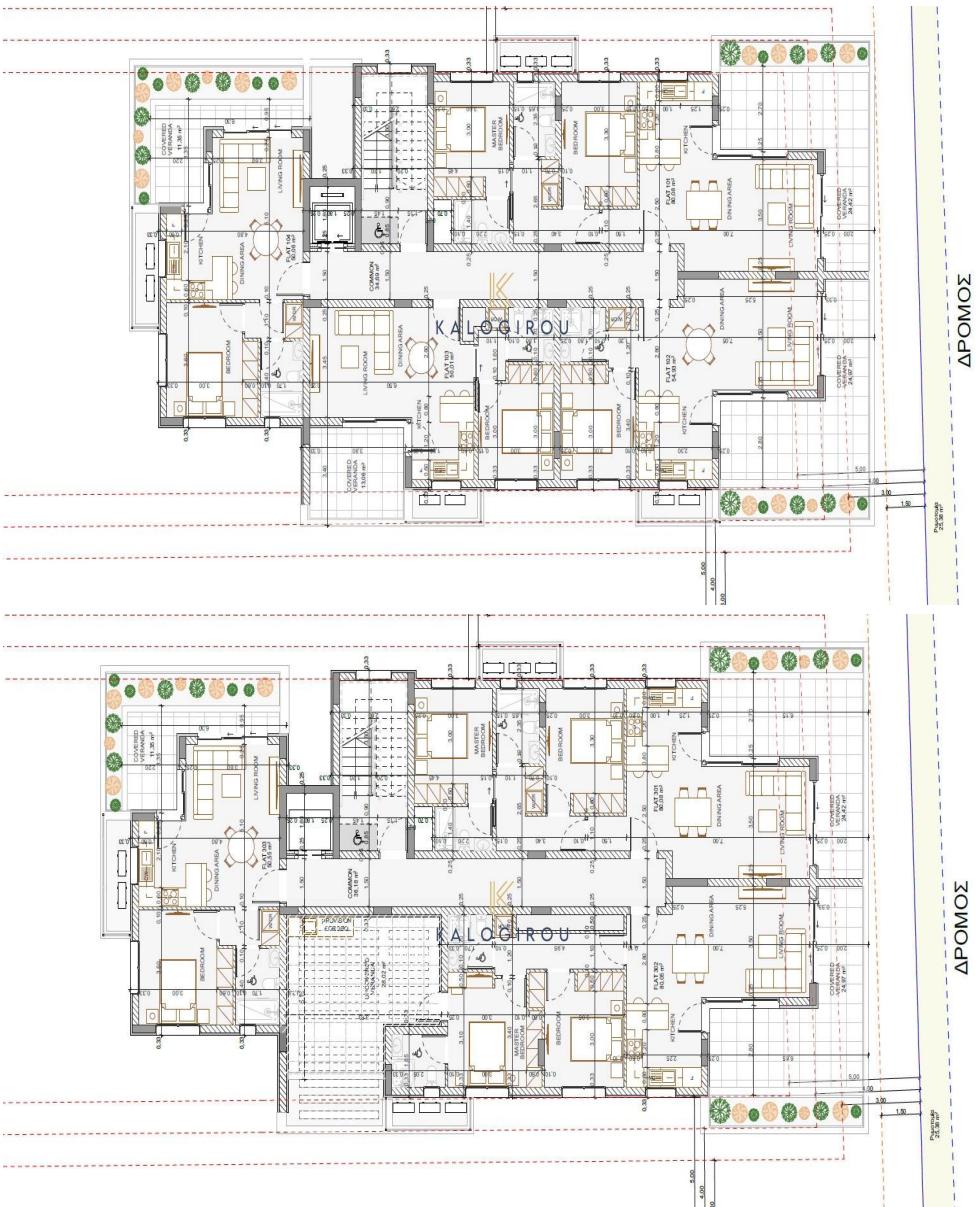
## Price change history

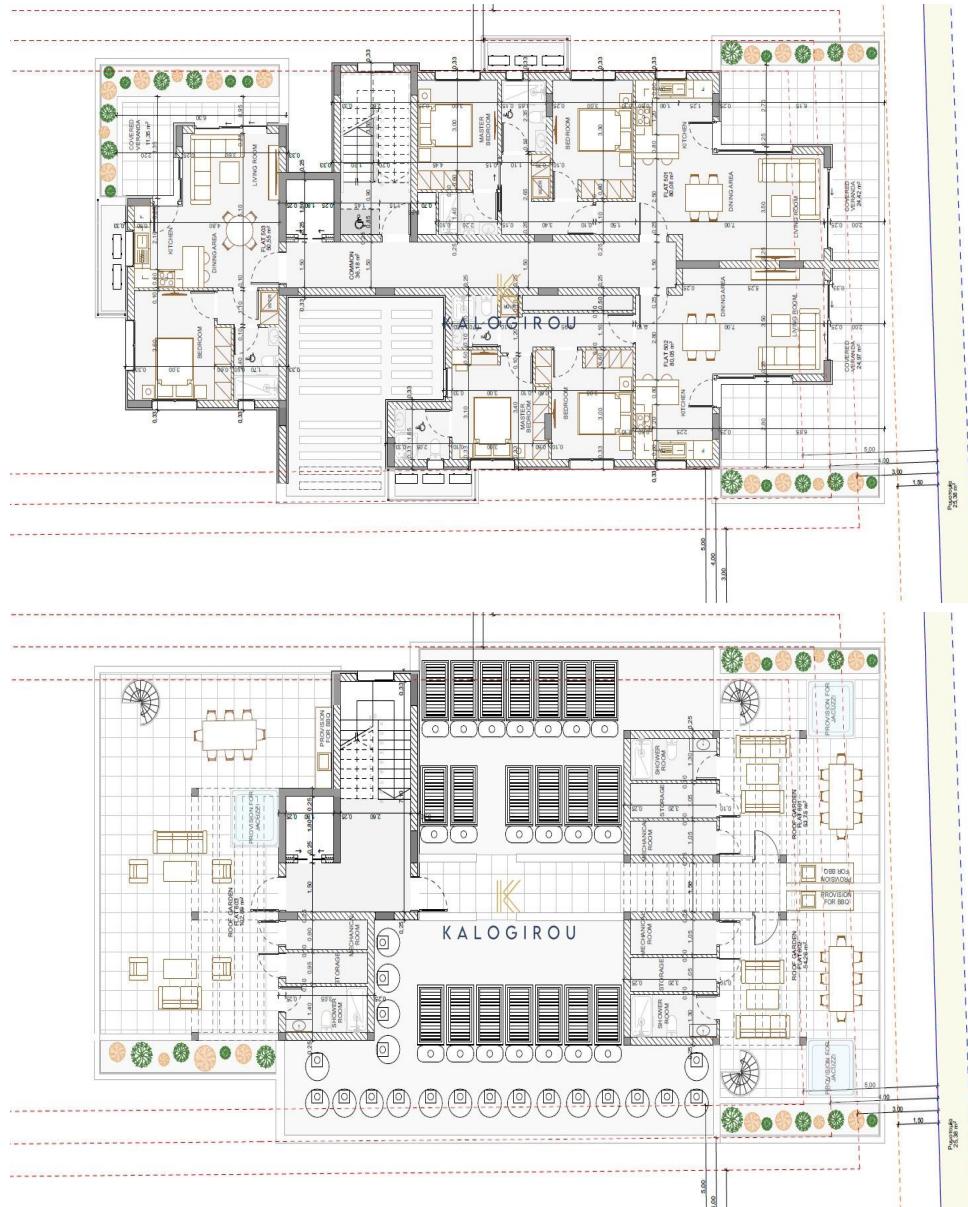
€300 000 on Dec 6, 2025



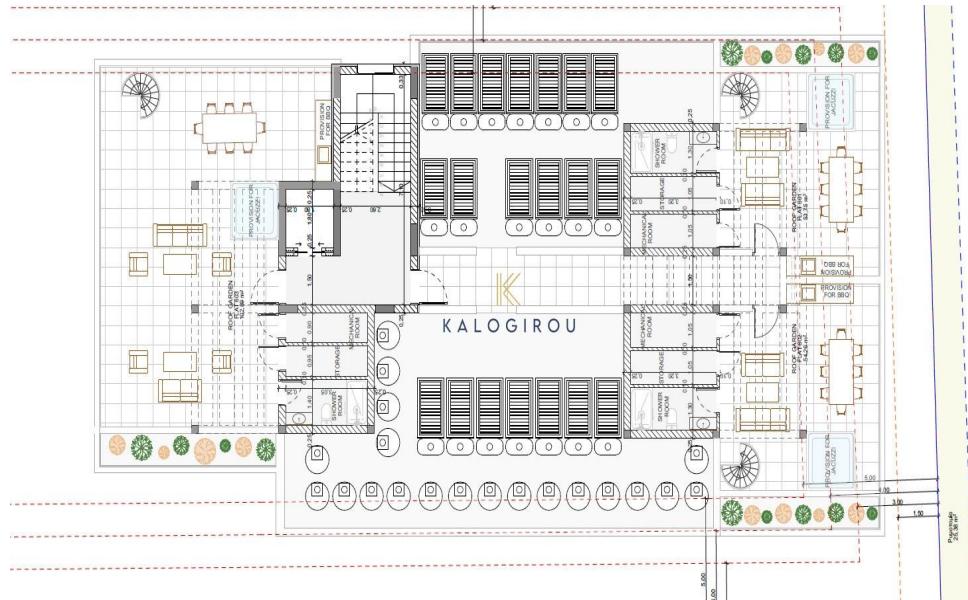




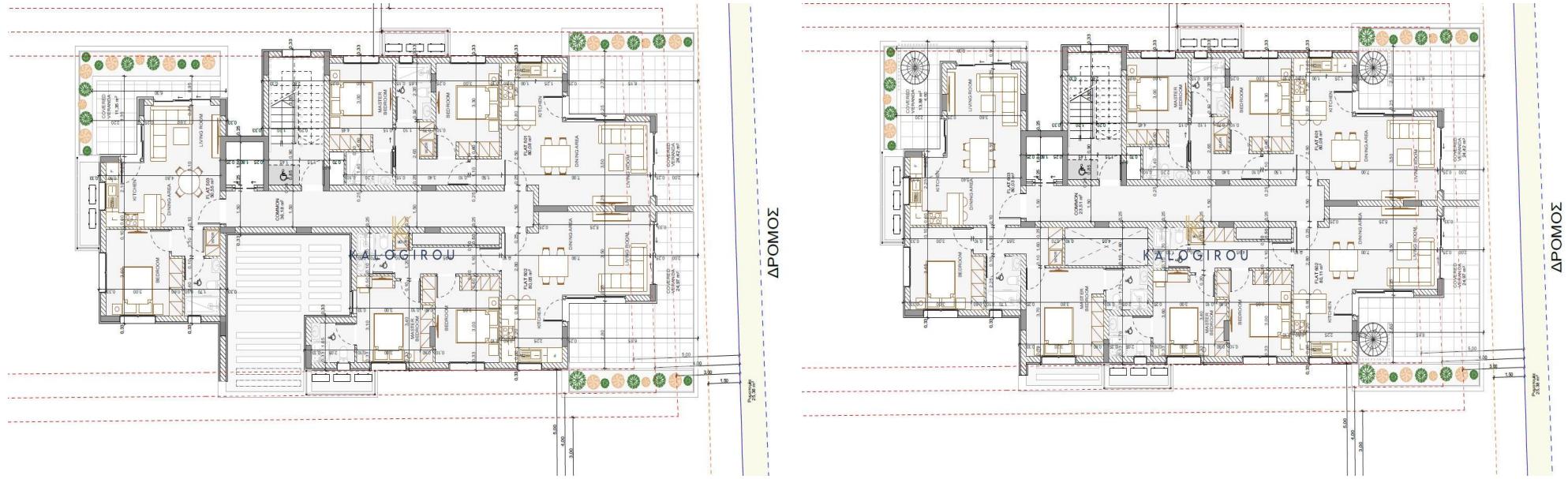




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