

## 2 Bedroom Apartment for Sale in Larnaca District

Top Floor, 2-Bedroom Flat with Roof Garden 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 on the sixth floor, for sale in American Academy area, Larnaca. It consists of an open plan kitchen-living-dining area, main bathroom with walk in shower, two bedrooms-master bedroom is en suite, covered veranda and roof garden. The roof garden consists of the veranda area, shower room, mechanical room,...

### Property Info

Covered Area  
Air Conditioning

**80**  
**All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **54194**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **3**

### Amenities

- Elevator

### Location

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

**Price: €390 000 + VAT**

VAT for this property is **€19,500** or **€74,100**. 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>€4 875.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€390 000 on Dec 6, 2025









