

### 3 Bedroom Apartment for Sale in Larnaca District

Airy, Three Bedroom Apartment for sale in American Academy, 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 15 minutes driving distance.



Apartment on the third floor for sale in Larnaca, American Academy area. It consists of an open plan living/dining area, kitchen, three bedrooms, master bedroom en-suite, a main bathroom and covered veranda. It offers also a private covered parking and storage on the ground floor.

The flat is a part of a 4 storey de...

#### Property Info

Covered Area **106**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **50194**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**  
 View **City view**

#### Amenities

- Elevator

#### Location

Region: **Larnaca**  
 Coordinates: **34.91834724863 / 33.62380802162**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 302.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

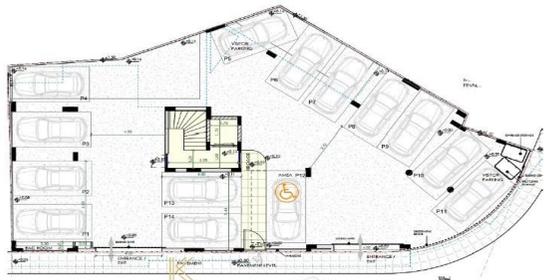
|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License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

## Price change history

€350 000 on Dec 17, 2025



Ground Floor



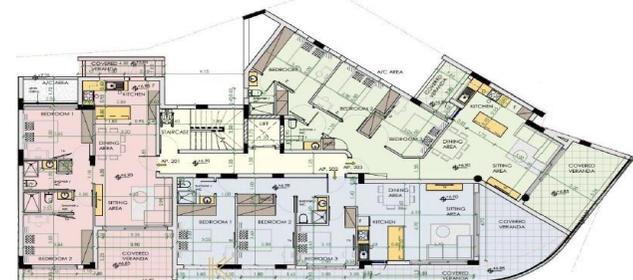
Floor Plan

FLOORS  
1



Floor Plan

FLOORS  
2



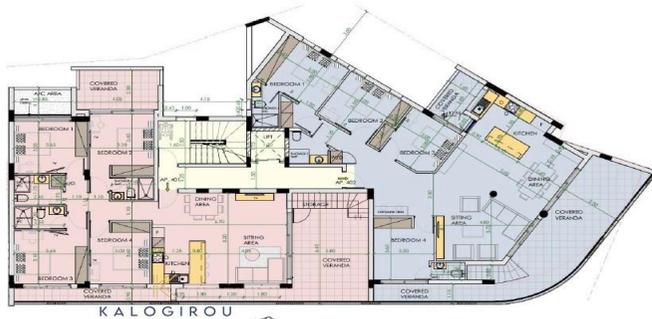
Floor Plan

FLOORS  
3



4<sup>th</sup> floor

PENTHOUSES



5<sup>th</sup> floor

ROOF GARDENS

