


## 3 Bedroom Apartment for Sale in Larnaca District

Spacious, Three Bedroom Top Floor Apartment in American Academy area, Larnaca. The property is located within close proximity to an abundance of amenities including sporting facilities, schools, supermarkets, banks, entertainment facilities and restaurants. Just a short drive to Larnaca Town Centre, Finikoudes beach and the new Larnaca International Airport. 

Renovated Apartment for sale in Larnaca, American Academy area. The apartment consists of an open plan living and dining area, a kitchen, a common toilet with w.c and shower, three bedrooms on of them en suite with shower and toilet. Externally the apartment offers covered verandas.

Title Deed available.

### Property Info

Covered Area **164**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Amenities

- Guest WC

### Location

Region: **Larnaca**  
Coordinates: **34.9195167243 / 33.625895721951**

### Additional info

Reference Number **55333**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **2**

## Price: €295 000 + VAT

VAT for this property is **€18,276** or **€56,050**. 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>~€8 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 799.00/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>
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## Price change history

€295 000 on Mar 18, 2026







