

## 3 Bedroom Apartment for Sale in Drosia, Larnaca District

3 Bedroom Apartment - Prestigious Living in Faneromeni, Larnaca X

This 3-bedroom apartment is part of an exclusive upcoming residential project located in Faneromeni, one of the most elite and desirable areas of Larnaca. Designed for refined urban living, the apartment offers generous space, comfort, and an excellent location close to the city's most important landmarks.

The layout is thoughtfully designed to support modern family living, featuring a spacious open-plan living, dining, and kitchen area that creates a bright and welcoming atmosphere. All three bedrooms are well-proportioned, offering privacy and flexibility for family members, guests, or a home office. The ove...

| <b>Property Info</b>                                 |                       | <b>Plot / Area Info</b> |                        | <b>Additional info</b> |                           |
|--|-----------------------|-------------------------|------------------------|------------------------|---------------------------|
| Covered Area   | <b>121</b>            |                         |                        | Reference Number       | <b>4330</b>               |
| Covered Veranda                                      | <b>20</b>             |                         |                        | Property type          | <b>Apartment</b>          |
| Floor Number   | <b>3</b>              | Parking                 | <b>Covered, Yes</b>    | Condition              | <b>Under Construction</b> |
| Total Number of Floors                               | <b>4</b>              |                         |                        | Construction Year      | <b>2026</b>               |
| Energy Efficiency                                    | <b>A</b>              |                         |                        | Bathrooms              | <b>3</b>                  |
| Air Conditioning                                     | <b>All rooms, Yes</b> |                         |                        |                        |                           |
| <b>Amenities</b>                                     |                       | <b>Location</b>         |                        |                        |                           |
| • Parking  |                       | <b>Location:</b> Drosia | Region: <b>Larnaca</b> |                        |                           |
| Coordinates: <b>34.914234431544 / 33.62162645767</b> |                       |                         |                        |                        |                           |

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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>€3 140.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€380 000 on Dec 15, 2023

