

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

3 Bedroom Apartment – Refined Living in the Prestigious Faneromeni Area, Larnaca



This 3-bedroom apartment is part of an exclusive residential project located in the highly desirable Faneromeni area, one of Larnaca’s most elite neighbourhoods. Designed to offer a refined and comfortable lifestyle, the apartment combines generous interior spaces with an exceptional central location.

The layout features a spacious open-plan living, dining, and kitchen area, creating a bright and welcoming environment ideal for family living and entertaining. All three bedrooms are well-proportioned, offering privacy and flexibility for family members, guests, or a home office. Thoughtful desi...

#### Property Info

Covered Area **120**  
 Covered Veranda **14**  
 Uncovered Veranda **38**  
 Floor Number **3**  
 Total Number of Floors **4**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **4346**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **2**

#### Amenities

- Parking

#### Location

**Location:** Drosia Region: **Larnaca**  
 Coordinates: **34.913536641685 / 33.623123670552**

## Price: €440 000 + VAT

VAT for this property is **€22,000** or **€83,600**. 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>€3 667.00/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

€395 000 on Dec 15, 2023

€440 000 on Jan 13, 2026



