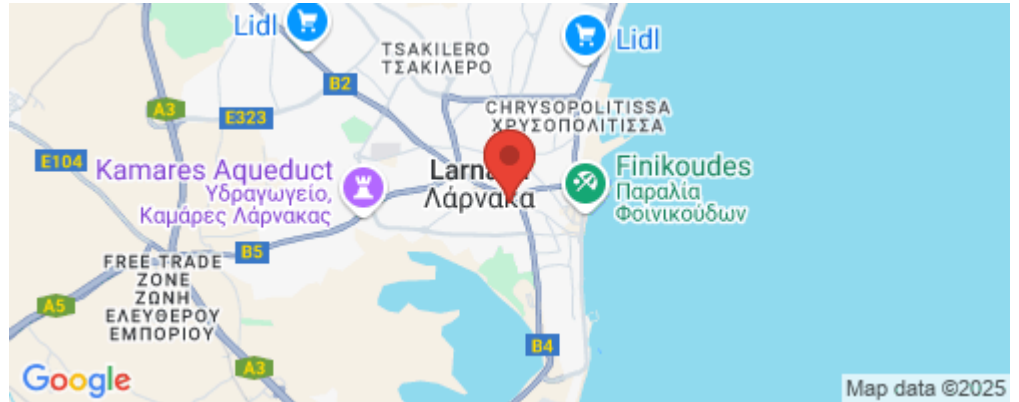


## 3 Bedroom Apartment for Sale in Faneromeni, Larnaca District

Reference ID: #SA33535 Price details: €1,000,000 + VAT Beautiful spacious 3 bedroom penthouse apartment with roof garden on the third floor of a three storey building in the heart of Larnaca. The apartment building consists of only 6 apartments and is located in Vasileos Georgiou II Road at Faneromeni Neighbourhood near the American Academy offering captivating views of the municipal Park, Library and Theatre as well as the Larnaca Downtown. It is 1.1km away from Phinikoudes beach. Internal area - 141sqm Balconies (covered) - 47sqm Balconies (uncovered) - 57sqm Total area - 245sqm Expected delivery - April 2024.



### Property Info

|                   |                    |
|-------------------|--------------------|
| Covered Area      | <b>188</b>         |
| Covered Veranda   | <b>47</b>          |
| Uncovered Veranda | <b>57</b>          |
| Floor Number      | <b>3</b>           |
| Furnishing        | <b>Unfurnished</b> |
| Energy Efficiency | <b>N/A</b>         |
| Air Conditioning  | <b>No</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA33535</b>            |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2024</b>               |
| Bathrooms         | <b>3</b>                  |

### Amenities

- Storage room

### Location

**Location:** Faneromeni  
Coordinates: **34.915454531969 / 33.625472515583**

Region: **Larnaca**

## Price: €1 000 000 + VAT

VAT for this property is **€78,298** or **€190,000**. 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>€5 319.00/m²</b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€850 000 on Feb 27, 2024  
 €1 000 000 on Mar 29, 2025

