

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

Elegant, Top-Floor, Two Bedroom Apartment for sale in Faneromeni area, in Larnaca. Great location as it is close to a plethora of amenities, which include schools, supermarkets, pharmacies, hospital, entertainment Centre and the new mall of Larnaca. Just a short drive to Larnaca Town Centre, the beach and Larnaca International Airport.



Apartment for sale in Faneromeni area, Larnaca Town. The property consists of an open plan kitchen, living and dining area, two bedrooms both of them with en-suite shower and one guest toilet. Also, the apartment has private covered parking area on the ground floor. Externally there is large covered veranda, beautiful roof garden which offers breatht...

### Property Info

Covered Area  
Air Conditioning

**75**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**44728**  
**Apartment**  
**Brand New**  
**2**

### Amenities

- Guest WC

### Location

**Location:** Faneromeni

Coordinates: **34.91250963192 / 33.603523372404**

Region: **Larnaca**

**Price: €400 000 + VAT**

VAT for this property is **€20,000** or **€76,000**. 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>€5 333.00/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: +35724003723 |              |            |                                     |

**Price change history**

€400 000 on Feb 12, 2025



















