

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

Ideal Two bedroom apartments for sale in Faneromeni area, Larnaca Town. Very close to the Larnaca Town Centre, the Finikoudes beach, and the Touristic Makenzy Area. Close to all amenities including supermarkets, bank, shops, schools, medical facilities, etc. Easy access to Larnaca, Ayia Napa, Nicosia motorway.

Amazing Apartment for sale in Larnaca, Faneromeni area. The property has 80 sq.m of internal covered area and it consists of 2 bedrooms, an open plan kitchen, living room, a main bathroom with wc, an en - suite shower with wc in the master bedroom, 20sq.m. covered verandas, open and covered parking and storage on the ground floor.

The project boasts eight two - be...

| Property Info    |                       | Plot / Area Info                          |                     | Additional info        |                  |
|------------------|-----------------------|---|---------------------|------------------------|------------------|
| Covered Area     | <b>80</b>             |   |                     | Reference Number       | <b>50781</b>     |
| Air Conditioning | <b>All rooms, Yes</b> | Parking                                   | <b>Covered, Yes</b> | Property type          | <b>Apartment</b> |
|                  |                       |   |                     | Condition              | <b>Brand New</b> |
|                  |                       |   |                     | Bathrooms              | <b>2</b>         |
| Amenities        |                       | Location                                  |                     |                        |                  |
| • Balcony        |                       | <b>Location:</b> Faneromeni               |                     | Region: <b>Larnaca</b> |                  |
|                  |                       | Coordinates: <b>34.913261 / 33.625633</b> |                     |                        |                  |

## Price: €430 000 + VAT

VAT for this property is **€21,500** or **€81,700**. 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<br>Price per SQM | <b>None</b><br><b>€5 375.00/m<sup>2</sup></b> | Common expenses | <b>None</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: <b>+35724003723</b> |              |            |                                     |

## Price change history

€305 000 on Mar 6, 2025

€450 000 on Sep 17, 2025

€430 000 on Jan 15, 2026



