


## 2 Bedroom Apartment for Sale in Larnaca District

This striking new collection of Exclusive Apartments is located in the sought-after area of FANEROMENI in Vyzantiou Street, Larnaca, Cyprus. It is just 100 meters from the Salina park in Larnaca, 500m away from American academy and 900m away from Larnaca downtown shopping centre and Finicoudes Beach and Larnaca Marina. 

Mention its location to any resident of Larnaca City and the grandeur is instantly recognized. Residents of this project will become part of this celebrated history and enjoy its central location. Living here means being minutes from practically all of the best Larnaca has to offer: Downtown, the shops and cafes of Phinicoudes, the Makenzie night life, the pedestrian...

### Property Info

Covered Area	<b>93</b>
Covered Veranda	<b>15</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>4004</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.913657525271 / 33.623882541532**

## Price: €305 000 + VAT

VAT for this property is **€15,250** or **€57,950**. 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>~€8 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 280.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€260 000 on Apr 18, 2025

€305 000 on Dec 24, 2025

