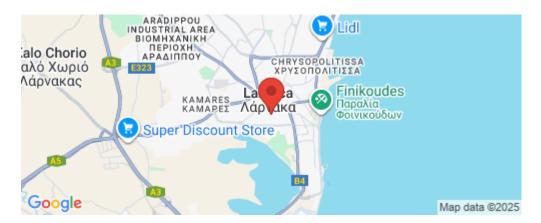


### 3 Bedroom Apartment for Sale in Larnaca District

Rising in Faneromeni — one of the most elite and sought-after residential areas in Larnaca — this exceptional new development offers spacious 3-bedroom apartment.



Just minutes from Finikoudes Beach, Larnaca Salt Lake, and downtown, the project combines prime location with refined design, offering residents a premium lifestyle close to everything.

#### Key Features:

- Located in the prestigious Faneromeni area
- 3 minutes from Patticheio Park (Larnaca's largest park)
- 3 minutes from Larnaca Salt Lake
- 4 minutes from Larnaca Downtown
- 6 minutes from Finikoudes Beach
- 7 minutes from Larnaca General Hos...

Property Info		Plot / Area I	nfo	Additional info	
Covered Area	121			Reference Number	6706
Covered Veranda	20	Parking <b>Covered, Yes</b>			
Floor Number	2		Covered Vec	Property type	Apartment
Floor Nulliber	2		Condition	Under Construction	
Total Number of Floors	4				2
Energy Efficiency	Α			Bathrooms	2



• Parking

#### Location

Region: Larnaca

Coordinates: **34.914202987776** / **33.621393424993** 



Price: €365 000 + VAT

VAT for this property is €18,250 or €69,350. 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	Evaluated	Title transfer fee	None	Common expenses	None
	Excluded	Price per SQM	€3 017.00/m <sup>2</sup>		None

## **Representative: RealDeal Estates**

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: +35725255505, +35794001333

# **Price change history**

€365 000 on Jun 11, 2025









