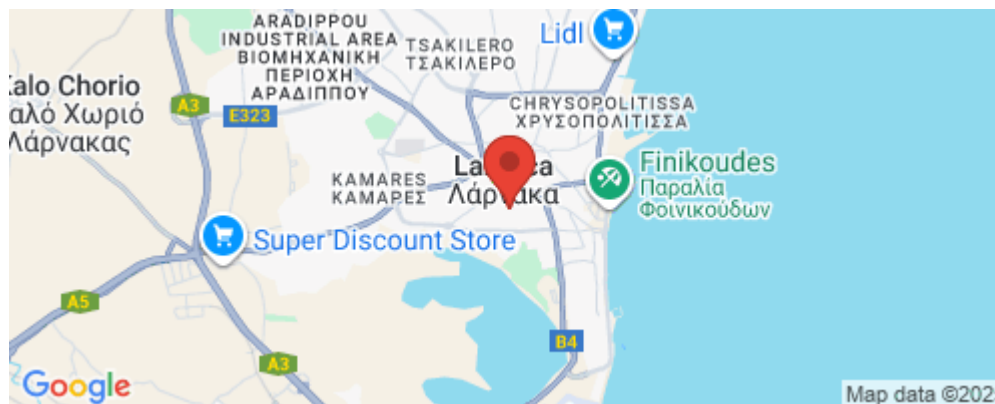


## 3 Bedroom Apartment for Sale in Larnaca District

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

Covered Area	<b>121</b>
Covered Veranda	<b>20</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>6706</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

- 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 017.00/m²</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

€365 000 on Jun 11, 2025

