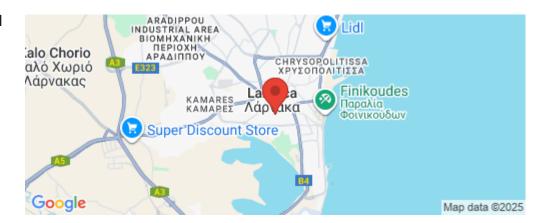


### 3 Bedroom Apartment for Sale in Larnaca District

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



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 Property type Condition Bathrooms	6708 Apartment
Covered Veranda	20	Parking			
Floor Number	4		Covered, Yes		
Total Number of Floors	4	, ,	,		Under Construction
Energy Efficiency	Α				4



Roof Garden

#### Location

Region: Larnaca

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



Price: €455 000 + VAT

VAT for this property is €22,750 or €86,450. 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	Excluded	Title transfer fee	None	Common ovnences	None
		Price per SQM	€3 760.00/m <sup>2</sup>	Common expenses	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**

€455 000 on Jun 11, 2025















