


## 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

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

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6708</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

Region: **Larnaca**  
 Coordinates: **34.914202987776 / 33.621393424993**

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 554.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

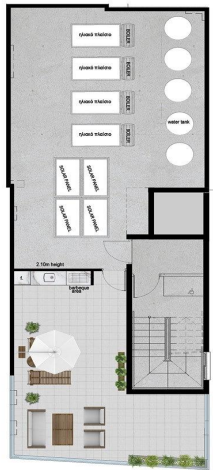
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€455 000 on Jun 11, 2025  
 €430 000 on Apr 23, 2026



## R<sup>OO</sup>F FLOOR



◀ **401**  
44.5 SQM Uncovered Veranda