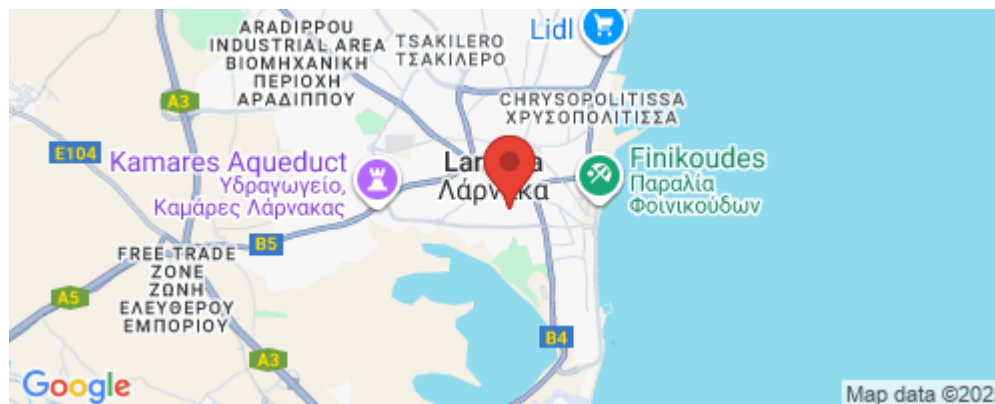


## 2 Bedroom Apartment for Sale in Larnaca District

Experience refined living in the heart of Faneromeni, one of the most elite and sought-after neighborhoods in Larnaca. This luxurious 2-bedroom apartment is part of a stylish new development offering a perfect balance of serenity, convenience, and modern design.



Situated just minutes from the city's top landmarks — including the famous Finikoudes Beach and the expansive Patticheio Park — the project promises an exceptional lifestyle in a prime location.

- 2 Spacious Bedrooms
- Located in a Prestigious Residential Area
- 3 Minutes to Patticheio Park - Larnaca's Largest Green Space
- 4 Minutes to Downtown
- 5 Minu...

### Property Info

Covered Area	<b>101</b>
Covered Veranda	<b>17</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>6715</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

### Location



- Parking

Region: **Larnaca**

Coordinates: **34.913551951465 / 33.622992033007**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €310 000 + VAT

VAT for this property is **€15,500** or **€58,900**. 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>€3 069.00/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

€310 000 on Jun 11, 2025



## 1<sup>ST</sup> FLOOR

101 ►



◄ 102  
2 Bedrooms  
2 Bathrooms  
84 SQM Internal Area  
17.4 SQM Covered Veranda