

## 3 Bedroom Apartment for Sale in Larnaca District

Experience elevated living in the heart of Faneromeni — one of Larnaca's most elite and sought-after neighborhoods. This exceptional 3-bedroom penthouse is part of a boutique development that combines elegance, modern comfort, and prime location. X

Featuring a spacious layout and a large uncovered roof terrace perfect for relaxing or entertaining, this residence offers a unique blend of indoor-outdoor living in a peaceful yet central setting.

- 3 Spacious Bedrooms
- Private Uncovered Roof Terrace
- Located in a Prestigious Residential Area
- 3 Minutes to Paticheio Park – Larnaca's Largest Green Area
- 4 Minutes to ...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>119</b>			Reference Number	<b>6716</b>
Covered Veranda	<b>14</b>			Property type	<b>Apartment</b>
Floor Number	<b>3</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>3</b>			Bathrooms	<b>4</b>
Energy Efficiency	<b>A</b>				
Amenities		Location			
• Roof Garden		Region: <b>Larnaca</b>			
		Coordinates: <b>34.913551951465 / 33.622992033007</b>			

## Price: €440 000 + VAT

VAT for this property is **€22,000** or **€83,600**. 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 Price per SQM	<b>None</b> <b>€3 697.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€395 000 on Jun 11, 2025

€440 000 on Oct 4, 2025



**R** OOF  
**FLOOR**



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