


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. 

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 Patticheio Park – Larnaca's Largest Green Area
- 4 Minutes to ...

Property Info

| | |
|------------------------|------------|
| Covered Area | 119 |
| Covered Veranda | 14 |
| Floor Number | 3 |
| Total Number of Floors | 3 |
| Energy Efficiency | A |

Plot / Area Info

Parking **Covered, Yes**

Additional info

| | |
|------------------|---------------------------|
| Reference Number | 6716 |
| Property type | Apartment |
| Condition | Under Construction |
| Bathrooms | 4 |

Amenities

- Roof Garden

Location

Region: **Larnaca**
Coordinates: **34.913551951465 / 33.622992033007**

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 | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €3 697.00/m² | | |

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

€395 000 on Jun 11, 2025

€440 000 on Oct 4, 2025



ROOF FLOOR

301 ►
37.5 SQM Uncovered Terrace



◀ 302

3RD FLOOR

301 ►
3 Bedrooms
4 Bathrooms
105.6 SQM Internal Area
14.3 SQM Covered Veranda



◀ 302