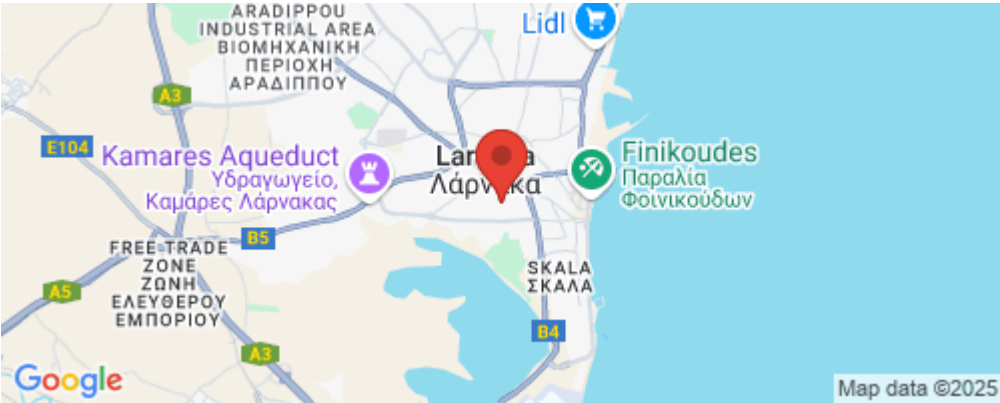


3 Bedroom Apartment for Sale in Larnaca District

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          |          | Plot / Area Info |              | Additional info  |                    |
|------------------------|----------|------------------|--------------|------------------|--------------------|
| Covered Area           | 119      | Parking          | Covered, Yes | Reference Number | 6716               |
| Covered Veranda        | 14       |                  |              | Property type    | Apartment          |
| Floor Number           | 3        |                  |              | Condition        | Under Construction |
| Total Number of Floors | 3        |                  |              | Bathrooms        | 4                  |
| Energy Efficiency      | A        |                  |              |                  |                    |
| Amenities              | Location |                  |              |                  |                    |



- Roof Garden

Region: **Larnaca**

Coordinates: **34.913551951465 / 33.622992033007**

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

## Price: €395 000 + VAT

VAT for this property is **€19,750** or **€75,050**. 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>€3 319.00/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

€395 000 on Jun 11, 2025



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

301 ►  
37.5 SQM Uncovered Terrace



◀ 302

## 3<sup>RD</sup> FLOOR

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



◀ 302