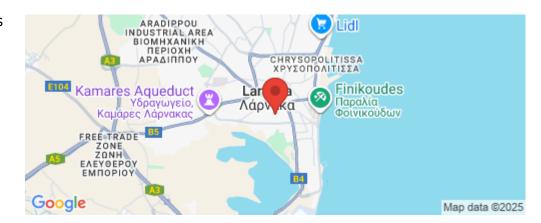


3 Bedroom Apartment for Sale in Larnaca District

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 indooroutdoor 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 I	nfo	Additional info	
Covered Area	119			Reference Number	6716
Covered Veranda	14	Parking	Covered, Yes		
Floor Number	2			Property type	Apartment
	3	raikilig	Covereu, res	Condition	Under Construction
Total Number of Floors	3			Bathrooms	Δ
Energy Efficiency	Α			Datilloulis	4

Amenities 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 ovnonces	None
		Price per SOM	€3 697.00/m ²	Common expenses	None

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















37.5 SQM Uncovered Terrace



3 RD FLOOR



