


## 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           | <b>119</b> |
| Covered Veranda        | <b>14</b>  |
| Floor Number           | <b>3</b>   |
| Total Number of Floors | <b>3</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>6716</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>4</b>                  |

### 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 | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 697.00/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

€440 000 on Oct 4, 2025



## ROOF 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