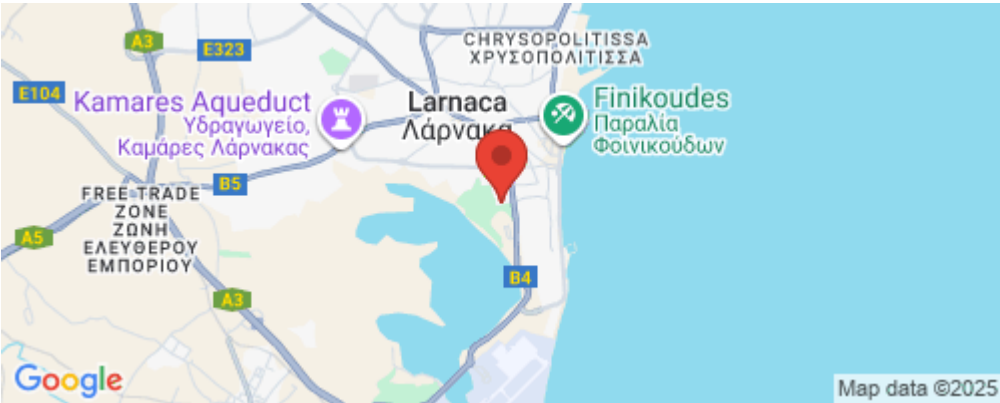


3 Bedroom Apartment for Sale in Larnaca District

Located in the prestigious and tranquil neighborhood of Faneromeni, this beautifully designed 3-bedroom apartment offers the perfect combination of luxury, privacy, and convenience. Featuring a spacious layout and a private garden, it provides an exceptional lifestyle opportunity in one of Larnaca’s most elite areas.



Surrounded by greenery and just steps from the city’s top landmarks, this residence is ideal for families or individuals seeking comfort close to nature, while remaining minutes from the city center and the beach.

- 3 Bedrooms
- Private Garden
- Located in the Upscale Faneromeni Area
- 50 meters from Patticheio Park ...

Property Info

Covered Area	119
Covered Veranda	14
Uncovered Veranda	5
Total Number of Floors	1
Energy Efficiency	A

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	6717
Property type	Apartment
Condition	Under Construction
Bathrooms	3

Amenities

Location



- Parking

Region: **Larnaca**

Coordinates: **34.905879891459 / 33.627820009233**

www.index.cy - All Cyprus Real Estate

Price: €525 000 + VAT

VAT for this property is **€26,250** or **€99,750**. 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	€4 412.00/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

€525 000 on Jun 11, 2025





GROUND FLOOR

01 ▶
3 Bedrooms
3 Bathrooms
105 SQM Internal Area
14 SQM Covered Veranda
5 SQM Uncovered Veranda
79 SQM Garden



◀ **02**
2 Bedrooms
2 Bathrooms
81 SQM Internal Area
19 SQM Covered Veranda
2.5 SQM Uncovered Veranda
104 SQM Garden