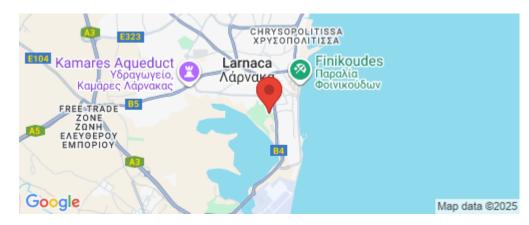


## 3 Bedroom Apartment for Sale in Larnaca District

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		Plot / Area I	nfo	Additional info	
Covered Area	119		Comment Van	Reference Number	6717
Covered Veranda	14	Parking <b>Covered, Y</b>			0/1/
				Property type	Apartment
Uncovered Veranda	5		Coverea, Yes	Condition	<b>Under Construction</b>
Total Number of Floors	1				onder construction
	A			Bathrooms	3
Energy Efficiency	Α				

Amenities Location



Region: Larnaca

Coordinates: **34.905879891459** / **33.627820009233** 



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 Nor	1e Common evnences None
		Price per SQM <b>€4</b>	Common expenses None 412.00/m <sup>2</sup>

## **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**



2 Bedrooms
2 Bathrooms
81 SQM Internal Area
19 SQM Covered Veranda
2.5 SQM Uncovered Veranda