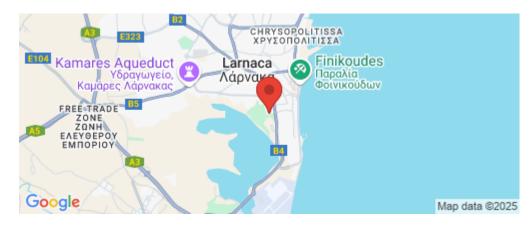


## 2 Bedroom Apartment for Sale in Larnaca District

Located in the prestigious and tranquil neighborhood of Faneromeni, this beautifully designed 2-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.

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

Property Info		Plot / Area I	nfo	Additional info		
Covered Area	100			Reference Number	6718	
Covered Veranda	19	Parking <b>Co</b>				
Uncovered Veranda	2		Covered, Yes	Property type	Apartment	
Total Number of Floors	1	. ag	2010.Cu, 100	Condition	Under Construction	
Energy Efficiency	Α			Bathrooms	2	

Amenities Location



Region: Larnaca

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



Price: €425 000 + VAT

VAT for this property is **€21,250** or **€80,750**. 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 <b>E</b>	Eveluded	Title transfer fee	None	Common evnences	Nama
	Excluded	Price per SQM	€4 250.00/m <sup>2</sup>	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**

€425 000 on Jun 11, 2025









## **GROUND FLOOR**



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