


## 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

Covered Area	<b>100</b>
Covered Veranda	<b>19</b>
Uncovered Veranda	<b>2</b>
Total Number of Floors	<b>1</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6718</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.905879891459 / 33.627820009233**

## Price: €395 000 + VAT

VAT for this property is **€19,750** or **€75,050**. 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>€3 950.00/m<sup>2</sup></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

€425 000 on Jun 11, 2025  
 €395 000 on Apr 23, 2026





## 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