

## 2 Bedroom Apartment for Sale in Faneromeni, Larnaca District

Reference ID: #SA31919 Price details: €425,000 +VAT Two bedroom penthouse apartment for sale on the first floor of the building, located in Faneromeni area, known as one of the most elite areas in Larnaca district. 50 meters from Patticheio Park 250 meters from Larnaca Salt Lake 5 minutes from Larnaca Downtown 5 minutes from Finikoudes Beach 9 minutes from Larnaca General Hospital 10 minutes from Metropolis Mall Covered area: 91 sq.m Covered veranda: 17 sq.m. Uncovered Roof terrace: 45 sq.m. Delivery Date: 16 months from construction start date Project Status: Understudy PLUS V.A.T



### Property Info

### Plot / Area Info

Covered Area **108**  
 Floor Number **1**

### Additional info

Reference Number	<b>SA31919</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2024</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Faneromeni

Region: **Larnaca**

Coordinates: **34.905887679477 / 33.627543233965**

**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>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 935.00/m<sup>2</sup></b>		

**Representative: Smart Assets**

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

**Price change history**

€425 000 on Jun 17, 2025



