

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

Reference ID: #SA28848 Price details: €475,000 +VAT The building offers only SIX Luxury Apartments, each of three bedrooms two bathrooms and one guest toilet for those seeking a more spacious place to live in central Larnaca. Project has been carefully designed by our architects, engineers and other consultants to maximize the living experience for its residents while standing as a beacon for Larnaca, enjoy its central location, being minutes from practically all of the best Larnaca has to offer: Downtown, schools such as the American Academy, the shops and cafes of Phinicoudes. Super market: 10 minutes by Walk University: 15 minutes by Car School: 2 minutes by Walk Park: 1 minutes by WalkC...



#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area **141**

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA28848</b>            |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2023</b>               |
| Bathrooms         | <b>3</b>                  |

#### Amenities

#### Location

**Location:** Faneromeni

Region: **Larnaca**

Coordinates: **34.915292447727 / 33.625583463125**

## Price: €475 000 + VAT

VAT for this property is **€23,750** or **€90,250**. 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>€3 369.00/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: +35777000111 |              |            |                                |

## Price change history

€475 000 on Jun 17, 2025

