

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

Exclusive 2 Bedroom Apartment in Faneromeni, Larnaca

Discover a unique opportunity to own a modern apartment in the prestigious Faneromeni area of Larnaca. Located on Vyzantiou Street, just 100 meters from Salina Park, 500 meters from the American Academy, and 900 meters from the vibrant Larnaca downtown, this property offers both convenience and charm. From Finikoudes Beach to Larnaca Marina, everything is within easy reach.

Prime Location Benefits:

- Proximity to Larnaca's top attractions, shops, cafes, and vibrant nightlife.
- Close to Pattichion Park and its serene pedestrian paths.
- Easy access to Makenzie's lively entertainment ...

### Property Info

Covered Area	<b>93</b>
Covered Veranda	<b>15</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number	<b>237826</b>
Property type	<b>Apartment</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Drosia Region: **Larnaca**

## Price: €305 000 + VAT

VAT for this property is **€15,250** or **€57,950**. 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>~€8 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 280.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€260 000 on Jul 8, 2025  
 €275 000 on Oct 1, 2025  
 €285 000 on Nov 14, 2025  
 €305 000 on Feb 17, 2026

