

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

Reference ID: #SA31917 Price details: €525,000 +VAT Three bedroom apartment for sale on the ground 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: 105 sq.m Covered veranda: 14 sq.m Garden: 79 sq.m Uncovered veranda: 5 sq.m Delivery Date: 16 months from construction start date Project Status: Understudy PLUS V.A.T ✖

#### Property Info

Covered Area **119**  
 Covered Veranda **14**  
 Uncovered Veranda **5**  
 Furnishing **Unfurnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **No**

#### Plot / Area Info

Pool **No**  
 Parking **Uncovered, Yes**

#### Additional info

Reference Number **SA31917**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2024**  
 Bathrooms **2**

#### Amenities

- Storage room

#### Location

**Location:** Faneromeni Region: **Larnaca**  
 Coordinates: **34.905887679477 / 33.627543233965**

## Price: €525 000 + VAT

VAT for this property is **€26,250** or **€99,750**. 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>€4 412.00/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>
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## Price change history

€550 000 on Oct 19, 2023

€525 000 on Mar 13, 2025



