

## 3 Bedroom Apartment for Sale in Agios Nikolaos, Larnaca District

An exclusive residential project is nestled in the prestigious and tranquil residential area of Faneromeni in Larnaca. This highly sought-after location  offers residents a serene living experience while being just a few minutes away from the renowned Finikoudes beach as well as essential urban amenities, green parks, restaurants, and shopping centers.

The 4-story development features spacious 3-bedroom apartments and a penthouse with a large roof terrace. Each apartment occupies a whole floor, allowing residents to enjoy enhanced privacy and comfort. The penthouse boasts a private access to the roof garden, complete with a comfortable sitting area and barbecue area, offering panoram...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>121</b>	
Covered Veranda	<b>20</b>	
Floor Number	<b>1</b>	Reference Number <b>6379</b>
Total Number of Floors	<b>4</b>	Property type <b>Apartment</b>
Furnishing	<b>Unfurnished</b>	Bathrooms <b>2</b>
Energy Efficiency	<b>A</b>	
Heating	<b>Autonomous Heating, Yes</b>	
Amenities	Location	
• Parking	<b>Location:</b> Agios Nikolaos Coordinates: <b>34.914238 / 33.621514</b>	Region: <b>Larnaca</b>

## Price: €355 000 + VAT

VAT for this property is **€17,750** or **€67,450**. 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 Price per SQM	<b>~€10 800.00</b> <b>€2 934.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€355 000 on Oct 8, 2025



