

### 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 **121**  
 Covered Veranda **20**  
 Floor Number **4**  
 Total Number of Floors **4**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Heating **Autonomous Heating, Yes**

Parking **Covered, Yes**

Reference Number **6382**  
 Property type **Apartment**  
 Bathrooms **2**

#### Amenities

#### Location

- Parking

**Location:** Agios Nikolaos                      Region: **Larnaca**  
 Coordinates: **34.914238 / 33.621514**

## Price: €455 000 + VAT

VAT for this property is **€22,750** or **€86,450**. 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	<b>~€14 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 760.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€455 000 on Oct 8, 2025



