


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

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

Plot / Area Info

Parking **Covered, Yes**

Additional info

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

Amenities

- Parking

Location

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	Excluded	Title transfer fee	~€14 800.00	Common expenses	None
		Price per SQM	€3 760.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€455 000 on Oct 8, 2025



