

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

Elevate your lifestyle with this remarkable residential project, perfectly nestled in a quiet suburb of Larnaca. Combining urban tranquility, scenic views, and strong investment potential, this luxurious development offers an unparalleled living experience. ✖

Located just 15 minutes' drive from Larnaca's vibrant city center, the project provides convenient access to city amenities while maintaining the serenity of suburban life. Residents will enjoy an array of premium facilities, including swimming pools, fitness center, spa, a business lounge, green lush gardens and charming cafes, ensuring a well-rounded and comfortable lifestyle.

The project features a diverse selection ...

#### Property Info

Covered Area **176**  
 Covered Veranda **63**  
 Total Number of Floors **5**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **Common, Yes**

#### Additional info

Reference Number **10627**  
 Property type **Apartment**  
 Bathrooms **2**

#### Amenities

#### Location

**Location:** Meneou Region: **Larnaca**  
 Coordinates: **34.860917 / 33.583028**

## Price: €403 200 + VAT

VAT for this property is **€28,499** or **€76,608**. 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>~€12 728.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 291.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€403 200 on Oct 8, 2025







