

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

Charming 2-Bed Apartment with Park Views in Agios Nikolaos, Larnaca. The apartment is located in a nice and quiet well-developed residential area, near Agios Georgios Makris Church. The area is considered one of the most designated in town. Close to all amenities, including schools, shops, supermarkets, banks, sporting and entertainment facilities. Easy access to motorway linking cities. A short drive from the airport, the harbor, the beach and Larnaca Town Centre.



This beautiful apartment offers a perfect blend of comfort and practicality. The property comprises of a big open plan kitchen with dining area, spacious living room, large covered veranda approx. 18 sq. meters, 2 bedro...

### Property Info

Covered Area  
Air Conditioning

**74**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms  
View

**54519**  
**Apartment**  
**Pre-Owned**  
**1**  
**City view**

### Amenities

- Balcony

### Location

**Location:** Faneromeni

Region: **Larnaca**

Coordinates: **34.913626355334 / 33.607749870937**

## Price: €185 000 + VAT

VAT for this property is **€9,250** or **€35,150**. 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>~€4 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 500.00/m²</b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: +35724003723			

## Price change history

€185 000 on Dec 31, 2025



