

## 3 Bedroom Apartment for Sale in Larnaca

Faneromeni area, known as one of the most elite areas in Larnaca, offers its residents an affluent lifestyle where tranquility and convenience are guaranteed. The project will consist of 2 and 3 bedroom apartments. Main features: Penthouse with Uncovered Terrace In close proximity to Patticheio Park, downtown and Finikoudes Beach. The Project has EPC certificate with "B" Energy Efficiency Rating.



### Property Info

### Plot / Area Info

### Additional info

Covered Area **157**

Covered Veranda **51**

Reference Number **S212-301**

Property type **Apartment**

Condition **Pre-Owned**

### Amenities

### Location

**Location:** Larnaca

Region: **Larnaca**

Coordinates: **34.91356 / 33.6231**

## Price: €440 000 + VAT

VAT for this property is **€24,746** or **€83,600**. 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>~€14 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 803.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€440 000 on Jan 10, 2026



