

## 2 Bedroom Apartment for Sale in Nicosia - Faneromeni

For sale a double apartment in the area of Agios Nikolaos, Larnaca, with a total area of 92 m2, of which 78 m2 is in the interior and 14 m2 on the balcony, located on the first floor of a residential building built in 2021 in the prestigious Faneromeni area. The apartment is fully furnished and equipped with all necessary furniture and appliances, includes two bathrooms, is equipped with air conditioning in all rooms and underfloor heating, and also has a covered parking and a storage room. The property has title deeds, the apartment is located in a convenient location within walking distance from the city center, Finikoudes embankment, Pattichio Park and the salt lake, close to shops, re...

### Property Info

Covered Area	<b>92</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>200058</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

**Location:** Nicosia - Faneromeni Region: **Nicosia**

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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>~€7 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 989.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

## Price change history

€275 000 on Jan 29, 2026

