

For Sale, Apartment, Standard Apartment, Larnaca, Agios Nikolaos

For Sale : **€ 280,000**

Description
Discover a modern 2+1 bedroom apartment in the highly desirable Faneromeni area, within Agios Nikolaos Municipality, Larnaca — a residence that perfectly combines comfort, functionality, and an excellent location. This property is an ideal opportunity for both private residence and real estate investment in Cyprus, situated in one of the city's most sought-after and rapidly developing residential areas.

The apartment features a contemporary and functional layout with bright interior spaces that reflect elegance and comfort. The open-plan kitchen flows seamlessly into the living and dining area, creating a welcoming environment ideal for everyday living and entertaining.

The residence offers a total of three bathrooms, providing excellent practicality and convenience for the needs of a modern family or professionals seeking quality living in the heart of Larnaca. Covered verandas create additional outdoor living spaces, while the private storage room and covered parking space further enhance the functionality of the property.

The apartment benefits from an Energy Efficiency Certificate A, ensuring high energy performance and lower energy consumption costs, an important feature for a modern home.

One of the property's greatest advantages is its prime location, situated just a 7-minute walk from Patticheio Park and surrounded by two green areas, offering a peaceful and pleasant living environment. In addition, it provides easy access to schools, supermarkets, cafés, shops, and all essential amenities and services of the city.

The Faneromeni area continues to attract strong interest for both apartment purchases and rentals in Larnaca, thanks to its strategic location, excellent quality of life, and strong capital growth potential.

Do not miss the opportunity to own a modern residence in one of Larnaca's most prestigious residential areas.
Contact G&P Lazarou Estate Agents today at +357 24104949 or email larnaca.office@gplazarou.com to arrange your private viewing!

Details

Property Type: **Apartment**
Website

Status: **Available**

Unit Number: **101**

Main Features

Property Subtype: **Standard Apartment**
Bedrooms: **3**
Furnished: **Unfurnished**

Construction Stage: **Off-plan**
Bathrooms: **3**
Covered Parking: **1**

Construction Year: **2028**
Kitchen Type: **Open Plan**
Floors Building: **3**

Area

Internal Area: **90m²**

Covered Verandas: **20m²**

Total Area: **109m²**

Further Details

Elevator, Storage Space

Gallery




















