


## 3 Bedroom House for Sale in Larnaca District

Elegant 3-Bedroom Villa by the Sea - Ultimate Mediterranean Comfort 

This sophisticated 3-bedroom villa offers a perfect balance of elegance, comfort, and coastal charm—designed for those who appreciate refined architecture and the beauty of beachside living. Located just steps from the Mediterranean shoreline, this home delivers an exceptional lifestyle in one of the most sought-after areas.

Step inside to discover a thoughtfully designed open-plan living space, where large floor-to-ceiling windows invite natural light and frame calming sea views. The spacious living and dining area flows effortlessly into a fully equipped designer kitchen, ideal for entertaining or ever...

### Property Info

Covered Area	<b>154</b>
Covered Veranda	<b>14</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>669</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>3553</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.824108044644 / 33.566656988928**

**Price: €610 000 + VAT**

VAT for this property is **€32,718** or **€115,900**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 961.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€645 000 on Dec 14, 2023  
€660 000 on Sep 11, 2024  
€530 000 on Feb 21, 2025  
€610 000 on Nov 19, 2025

