

## 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		Plot / Area Info		Additional info	
Covered Area Covered Veranda Energy Efficiency Air Conditioning	184 17 A All rooms, Yes	Plot area Parking	796 Covered, Yes	Reference Number Property type Condition Construction Year Bathrooms	3554 House Under Construction 2025 3

Amenities Location



Region: Larnaca

Coordinates: **34.824108044644** / **33.566656988928** 



Price: €739 000 + VAT

VAT for this property is €56,068 or €140,410. 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	Excluded	Title transfer fee	None	Common ovnoncos	None
		Price per SOM	€4 016.00/m <sup>2</sup>	Common expenses	None

## **Representative: MySpace**

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## **Price change history**

€630 000 on Dec 14, 2023 €650 000 on Sep 11, 2024 €739 000 on Nov 19, 2025



