

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	154			Reference Number	3556
Covered Veranda	14	Plot area	674	Property type	House
Energy Efficiency	A	Parking	Covered, Yes	Condition	Under Construction
Air Conditioning	All rooms, Yes			Construction Year	2024
				Bathrooms	3
Amenities		Location			



- Parking

Region: **Larnaca**

Coordinates: **34.824108044644 / 33.566656988928**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €555 000 + VAT

VAT for this property is **€29,768** or **€105,450**. 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>€3 604.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€525 000 on Dec 14, 2023

€545 000 on Aug 30, 2024

€555 000 on Sep 11, 2024



