

## 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	154 14 A All rooms, Yes	Plot area Parking	670 Covered, Yes	Reference Number Property type Condition Construction Year Bathrooms	3569 House Under Construction 2026 3

Amenities 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	Excluded	Title transfer fee	None		None
		Price per SOM	€3 961.00/m <sup>2</sup>	Common expenses	None

## **Representative: MySpace**

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Itd

Phone: **+35795129336**, **+35799409010** 

## **Price change history**

€480 000 on Dec 14, 2023 €535 000 on May 6, 2025 €610 000 on Nov 19, 2025









