

## 3 Bedroom House for Sale in Larnaca District

- ✓3 Bedroom
- ✓4 WC
- ✓Office
- ✓Internal Area 200m2
- ✓Covered Verandas 20m2
- ✓Plot 959m2
- ✓Covered Parking 2
- ✓Photovoltaics
- ✓Close to the beach
- ✓Energy Efficiency A



### Property Info

### Plot / Area Info

### Additional info

Covered Area **200**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Plot area **959**  
 Pool **Yes**  
 Parking **Covered, Yes**

Reference Number **2663**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **4**  
 View **Sea view**

### Amenities

- Garden

### Location

Region: **Larnaca**  
 Coordinates: **34.828698 / 33.5798536**

## Price: €810 000 + VAT

VAT for this property is **€68,850** or **€153,900**. 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>€4 050.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€800 000 on Jan 19, 2024  
 €810 000 on Sep 12, 2024

