

## 3 Bedroom House for Sale in Psematismenos, Larnaca District

Charming three bedroom detached house available just 300m to the Sea. A fabulous opportunity to own property within walking distance to the sea. Zygi Marina is only two minutes by car and a number of popular beaches are close by. This lovely residence is located in a small gated development and offers privacy and security within a quiet residential environment. A beautiful garden area is located to the rear of the property which can easily accommodate a swimming pool. Inside there is a cozy open plan living area with double bedroom on the ground level. The first level has two double bedrooms with the addition of another room. The extension on the property has provided another...



### Property Info

Covered Area	<b>91</b>
Covered Veranda	<b>20</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>430</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>H-123307</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

- Guest WC

### Location

**Location:** Psematismenos

Coordinates: **34.747926593348 / 33.340370133374**

Region: **Larnaca**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 846.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€350 000 on Sep 4, 2023















