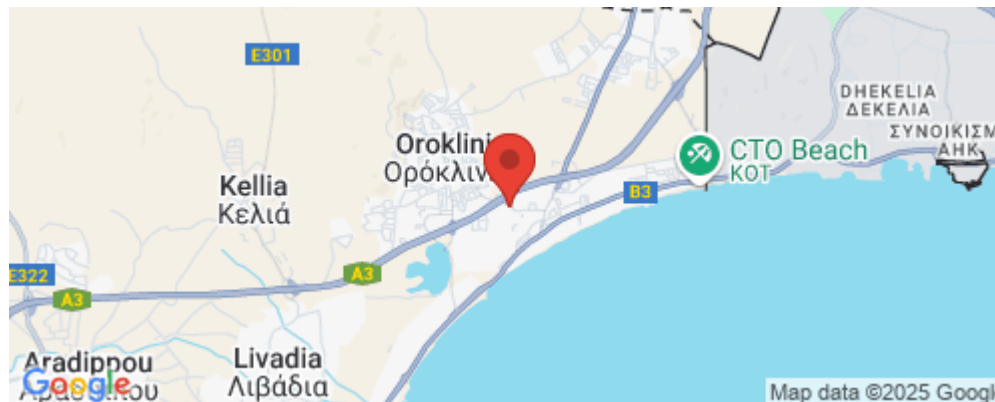


## 4 Bedroom House for Sale in Dhekelia, Larnaca District

Reference ID: #SA33584 Price details: €955,000 +VAT Deluxe 4 bedroom villa in Palm Beach area, Larnaca and is around 700m away from the beach and the Palm Beach Hotel. Class A energy efficient. Open plan design. The feature of the villa is large corner sliding doors that open to covered veranda, garden and swimming pool. Upstairs there are four bedrooms, two of which are en-suited. Pool at Extra cost. Internal area - 196sqm Covered veranda - 40sqm Plot - 613sqm Expected delivery - 18 months from signing



### Property Info

|                        |                    |
|------------------------|--------------------|
| Covered Area           | <b>236</b>         |
| Covered Veranda        | <b>40</b>          |
| Total Number of Floors | <b>2</b>           |
| Furnishing             | <b>Unfurnished</b> |
| Energy Efficiency      | <b>N/A</b>         |
| Air Conditioning       | <b>No</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>613</b>          |
| Pool      | <b>Private, Yes</b> |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA33584</b>            |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>4</b>                  |

### Amenities

- Garden

### Location

**Location:** Dhekelia  
Coordinates: **34.975776660899 / 33.667338630063**

Region: **Larnaca**

## Price: €955 000 + VAT

VAT for this property is **€96,471** or **€181,450**. 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>€4 047.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€955 000 on Feb 29, 2024

