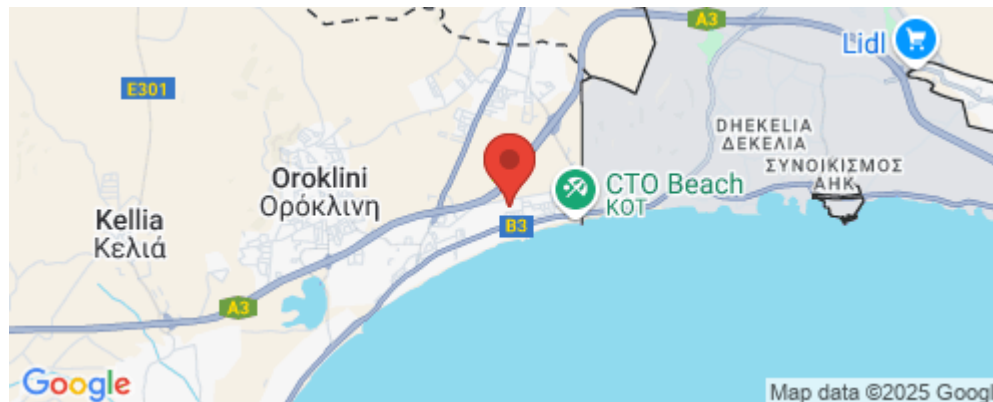


## 3 Bedroom House for Sale in Dhekelia, Larnaca District

Reference ID: #SA33582 Price details: €875,000 +VAT Delux 3 bedroom villa with roof garden is located in Dekhelia, the heart of Larnaca tourist area and approx 300m away from the beach. The area is known for prestigious luxury villas by the sea and hotels as The Golden Bay Hotel, Lordos Hotel and Sandy Beach hotel. The villa comprises of 3 bedrooms, 2 bathrooms and guest WC. Sea view from the roof garden. Class A energy efficient. Swimming pool at Extra cost. Internal size - 164sqm Covered verandes - 43sqm Roof garden - 48sqm Plot size - 512sqm Expected delivery date: March 2025



### Property Info

Covered Area	<b>207</b>
Covered Veranda	<b>43</b>
Uncovered Veranda	<b>48</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>512</b>
Pool	<b>No</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA33582</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Dhekelia  
Coordinates: **34.98037937629 / 33.688539862633**

Region: **Larnaca**

## Price: €875 000 + VAT

VAT for this property is **€77,482** or **€166,250**. 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>€4 227.00/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

€850 000 on Feb 29, 2024  
€875 000 on Mar 29, 2025



