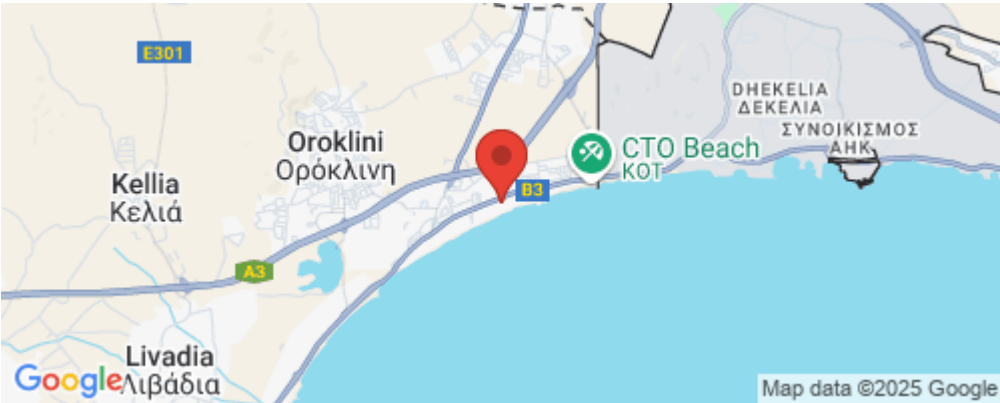


4 Bedroom House for Sale in Larnaca District

This fully furnished luxury Mediterranean-style villa is located in Larnaca, in a well-maintained gated complex right on the beach. It is situated on a large plot of 3000 sq.m., with a swimming pool and barbecue area, as well as a covered garage for several cars.

The ground floor offers a living room, dining room, office, guest room, guest bedrooms with en-suite bathrooms and the kitchen with access to a large covered veranda overlooking the sea and the sandy beach. On the ground floor there are also service rooms with a back kitchen, laundry room and a corridor with access to the garage.

On the first floor there are 4 bedrooms with en-suite bathrooms, dressing rooms, another ...



Property Info		Plot / Area Info		Additional info	
Covered Area	701	Plot area	3000	Reference Number	69900
				Property type	House
				Condition	Brand New
Amenities		Location			
		Region: Larnaca			
		Coordinates: 34.976 / 33.6843			

## Price: €6 500 000 + VAT

VAT for this property is **€1,040,278** or **€1,235,000**. 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>€9 272.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
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## Price change history

€8 500 000 on Mar 9, 2024  
€7 000 000 on Jul 9, 2024  
€6 500 000 on May 21, 2025













