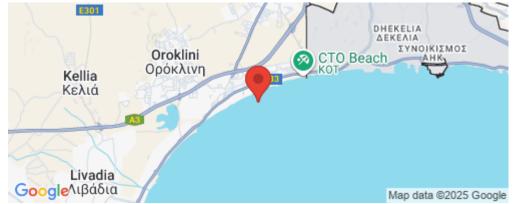
### **4 Bedroom House for Sale in Larnaca District**

A fantastic coastal project is ideally located in Larnaca, in a quiet green area on Dekelia road, within walking distance to the Blue Flag beach and close to all city amenities.

The villa is masterfully set on a generous plot and perfectly balanced in both proportions and specifications.

The property consists of 4 bedrooms with spectacular sea and mountain views and is surrounded by beautiful green landscapes.

The villa comprises three levels. The ground floor includes the open plan kitchen and living room, one ensuite bedroom, and a guest toilet. The open floor plan allows the air to flow naturally through the space, creating a bright, breezy ambiance, perfectly relaxed...



	Plot / Area Info		Additional info	
			Reference Number	91900
			Property type	House
218	Plot area	694	Condition	<b>Brand New</b>
			Construction Year	2025
			Bathrooms	4
	218			218 Plot area 694 Condition   Construction Year

Amenities

Location

Region: Larnaca Coordinates: 34.9711 / 33.6843



#### Price: €1 350 000 + VAT

VAT for this property is €126,454 or €256,500. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€6 193.00/m²		NONE

#### **Representative: Cyprus Sotheby's International Realty**

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd

Phone: +35726080180, +35797612926

#### **Price change history**

€1 350 000 on Mar 9, 2024

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