

## 3 Bedroom House for Sale in Agia Anna, Larnaca District

The house is situated on a hill, overlooking the village with mountain view on a 10,000 Sq.m plot.

The house measures 250 Sq.m and comprises on the ground floor, large sitting room/dining room, kitchen, study/office or additional bedroom and adjoining toilet.

There is also an outside toilet and shower room accessible from the outside only.

A garage, which is sealed and used as a store room.

Swimming pool 10mx6m.

On the first floor, there are three bedrooms, each of which is en-suite.

The property is very private with very little passing traffic, an ideal location for someone looking for peace and quiet.

The lawns to the side of...

### Property Info

Covered Area	<b>250</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>10000</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>27338</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Agia Anna Region: **Larnaca**

## Price: €850 000 + VAT

VAT for this property is **€90,100** or **€161,500**. 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>~€30 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 400.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€850 000 on May 23, 2024













