

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

Three consecutive pieces of land with a total area of 1,265 sq. ms, with irregular shape and a single-storey house in them.

The whole property abuts public roads along its southern, northern, and northwest boundaries.

The house comprises of a sitting-dining area, kitchen (renovated), three bedrooms, WC-shower (renovated) and two covered verandas. There is also a double garage and a secondary building with a room and a WC-shower.

The property is in the residential zone H1, which allows for a building index of 120%, and coverage 70%, for buildings up to 3 floors and 11.4m high.

In the garden there are trees such as orange, lemon, mandarine, grapefruit, walnut, alm...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**126**

Plot area

**1265**

Reference Number

**46818**

Property type

**House**

Condition

**Pre-Owned**

Construction Year

**1990 and older**

Bathrooms

**2**

### Amenities

- Garden

### Location

**Location:** Ora Region: **Larnaca**

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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>~€8 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 381.00/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>

Phone: **+35725310243, +35770000889**

## Price change history

€300 000 on May 24, 2024













