

## 5 Bedroom House for Sale in Larnaca District

A city private house located close to Larnaca downtown, main city beach and from the new Larnaca upcoming Marina.

Close to all services, retail shops and amenities. Sell as it is with all furniture, fittings and equipments.

Internal area 255 sq.m.

Covered verandas 62 sq.m.

Uncovered verandas 68 sq.m.

### Property Info

Covered Area	<b>317</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>385</b>
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### Additional info

Reference Number	<b>47099</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2014</b>
Bathrooms	<b>3</b>

### Amenities

- Roof Garden

### Location

Region: **Larnaca**

## Price: €450 000 + VAT

VAT for this property is **€55,689** or **€85,500**. 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>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 420.00/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: <b>+35725310243, +35770000889</b>			

## Price change history

€435 000 on May 26, 2024

€450 000 on Nov 22, 2024















