

## 4 Bedroom House for Sale in Psevdas, Larnaca District

Luxurious, 4 Bedroom House for Sale in Psevdas Village, in Larnaca Town. Psevdas village with its advantageous position between Larnaca, Limassol and Nicosia combines the best of city amenities and tranquil country life. Being 350 meters above sea level and 12 kilometers from the coast provides a climate of low humidity most of the year. The house is situated in a peaceful residential area of Psevdas and has great motorway links to Nicosia which is just a 20 minute drive, Limassol a forty minute drive and Larnaca Town just a 20 minute drive away. 

House for sale in Psevdas Village, in Larnaca area. The properties consist of 4 bedrooms, separate kitchen, living and dining area, 2 bat...

| Property Info    | Plot / Area Info            |           | Additional info  |                  |
|------------------|-----------------------------|-----------|------------------|------------------|
| Covered Area     | <b>278</b>                  |           | Reference Number | <b>17012</b>     |
| Furnishing       | <b>Furnished</b>            | Plot area | Property type    | <b>House</b>     |
| Heating          | <b>Central Heating, Yes</b> | Parking   | Condition        | <b>Pre-Owned</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |           | Bathrooms        | <b>2</b>         |

| Amilities  | Location   | Region         |
|------------|--|----------------|
| • BBQ zone | <b>Location:</b> Psevdas<br><b>Coordinates:</b> <b>34.9460178 / 33.4580847</b> | <b>Larnaca</b> |

## Price: €400 000 + VAT

VAT for this property is **€45,784** or **€76,000**. 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<br>Price per SQM | <b>~€12 600.00</b><br><b>€1 439.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€350 000 on Aug 9, 2024

€400 000 on May 23, 2025









