


### 3 Bedroom House for Sale in Larnaca District

Two Houses For Sale in the Heart of Larnaca Town Centre. Within walking distance to the beach, shops, the promenade, Greek and English Schools, pharmacy, banks, fishing marina, Larnaca Marina, amenities, entertainment facilities, cafes and few minutes walking distance to the Finikoudes beach. A short drive to the harbour and the airport. Great location. 

Ground floor and Upper floor houses for sale in the heart of the city. Renovated at 2010, each with three bedrooms, ideal for both living and conducting business ,this unique property presents an excellent investment opportunity.

#### Property Info

Covered Area **192**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **234**

#### Additional info

Reference Number **43779**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **1**

#### Amenities

- Garden

#### Location

Region: **Larnaca**  
 Coordinates: **34.913430813271 / 33.633317096921**

## Price: €850 000 + VAT

VAT for this property is **€68,531** 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>€4 427.00/m<sup>2</sup></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>
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## Price change history

€750 000 on Aug 9, 2024  
 €850 000 on Jan 23, 2025

