

## 3 Bedroom House for Sale in Larnaca District

Beautiful, 3- Bed Semi Detached Ground Floor House in New Mall area, Larnaca. Incredible location, close to all amenities such as schools, major supermarket, banks, pharmacies etc. Only a minute away from the New Metropolis Mall of Larnaca. A short drive to Larnaca Town Center, the harbor and the beach. A 10-minute drive to Larnaca International Airport. Easy access to Larnaca, Nicosia, Limassol motorway.



House for sale in New Mall Area, Larnaca Town. The property located on the ground floor, is fully furnished, has internal covered area of 140 sq.m plus a 50 sq.m basement and consists of three bedrooms, open plan kitchen, living room, dining room area, one bathroom with wc, guest...

### Property Info

Covered Area **140**  
Furnishing **Furnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **266**

### Additional info

Reference Number **43988**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

- Guest WC

### Location

Region: **Larnaca**  
Coordinates: **34.920474426375 / 33.601910173724**

## Price: €255 000 + VAT

VAT for this property is **€12,750** or **€48,450**. 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>~€6 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 821.00/m²</b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€255 000 on Aug 9, 2024





