

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

Brand new villa completed year 2023 with ready title deed. Just 350 meters distance from Dekeleia Beach, 10 minutes driving to Larnaca down town with an easy acces to the main motor way.

The property price includes all ac units and the kitchen electrical appliances.

Built under modern high quality finishing materials, available outdoor private pool, garden and facing a side green area park.

Consist of open living area , kitchen , dining area and 1 w.c at the ground floor area, 3 bed rooms 2 bath on the 1st floor (one bedroom is a master en suite ) and an aditional en suite master bedroom on the 2nd floor with an outdoor veranda with partly sea view and mountain view.

## Price: €685 000 + VAT

VAT for this property is **€54,439** or **€130,150**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 605.00/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> |
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## Price change history

€650 000 on Aug 25, 2024  
 €685 000 on Sep 11, 2024













