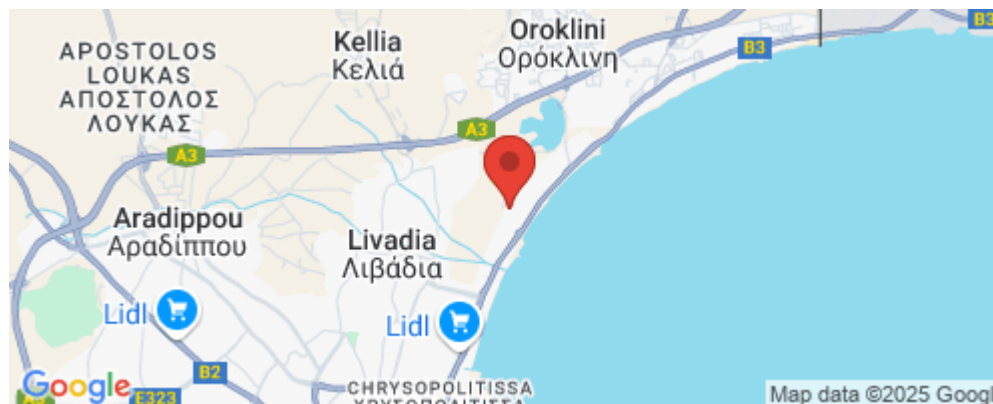


## 4 Bedroom House for Sale in Larnaca District

This stunning 4 bedroom detached villa, is located in the heart of Livadhia and walking distance to Dekelia Road Beach. It consists of 4 double bedrooms, en-suite, 1 family bathroom, 1 guest WC, 2 kitchens, 3 lounge areas, 2 dining areas, Central heating, air-conditioning throughout, basement lounge/dining area with bedroom en-suite and kitchen which gives this property an extra investment potential for future rental as a separate apartment. Surrounded by beautifully landscaped grounds with stunning private swimming pool excellent for disability access, pergola sunscreen garden area and plenty of parking space. This property needs to be seen to be fully appreciated. TITLE DEEDS AVAILABLE....



### Property Info

Covered Area

**410**

### Plot / Area Info

Plot area

**800**

Pool

**Yes**

Parking

**Covered, Yes**

### Additional info

Reference Number

**884**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**4**

### Amenities

- Garden

### Location

Region: **Larnaca**

Coordinates: **34.955194 / 33.647653**

## Price: €650 000 + VAT

VAT for this property is **€90,207** or **€123,500**. 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>~€22 600.00</b>  | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€1 585.00/m²</b> |                 |             |

## Representative: Sweet Home Estates

|  |              |            |                           |
|--|--------------|------------|---------------------------|
| Registration number                                    | <b>504</b>   | Email      | <b>sales@sweethome.cy</b> |
| License number   | <b>165/E</b> | Legal name | <b>N/A</b>                |
| Phone: <b>+35723744131, +35777772027, +35799729494</b> |              |            |                           |

## Price change history

€650 000 on Sep 10, 2023





















