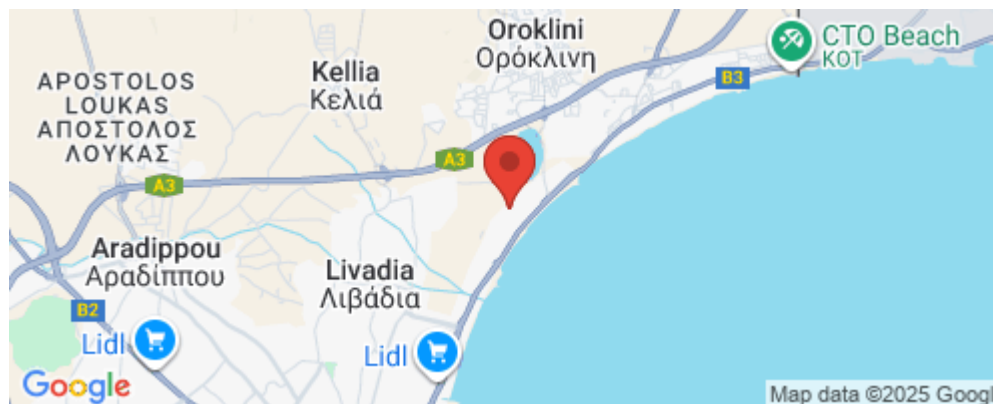


## 3 Bedroom House for Sale in Larnaca

350 m from the beachfront Covered parking for two cars. Built in 2010; renovated in winter 2022. Located on a cul-de-sac. Features Ground Floor: Open-plan dining area, living room, kitchen, guest WC, and laundry room First Floor: Two bedrooms One master bedroom with a wardrobe and ensuite bathroom Separate bathroom with WC Office space External Area: BBQ area Storage warehouse Two verandas with electric patio awnings Additional Details Underfloor gas heating on the first floor; radiators on the ground floor Renovations in 2022 included: External wall insulation for the entire house New aluminum doors and windows Photovoltaic panels New Mitsubishi Heavy Industries AC units Zero electricit...



### Property Info

Covered Area	<b>170</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>
Furnishing	<b>Furnished</b>
Floor Type	<b>Ceramic</b>
Heating	<b>Radiators, Underfloor Heating, Yes</b>

### Amenities

- Air Conditioning
- BBQ zone
- Garden

### Location

**Location:** Larnaca Region: **Larnaca**  
**Coordinates:** **34.95954 / 33.65147**

### Plot / Area Info

Plot area	<b>270</b>
Pool	<b>No</b>
Parking	<b>Yes</b>

### Additional info

Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

Price: €470 000 + VAT

VAT for this property is €31,241 or €89,300. 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	Excluded	Title transfer fee	~€15 400.00	Common expenses	None
Title deed	Has Title	Price per SQM	€2 765.00/m²		

Price change history

€470 000 on Nov 11, 2024















