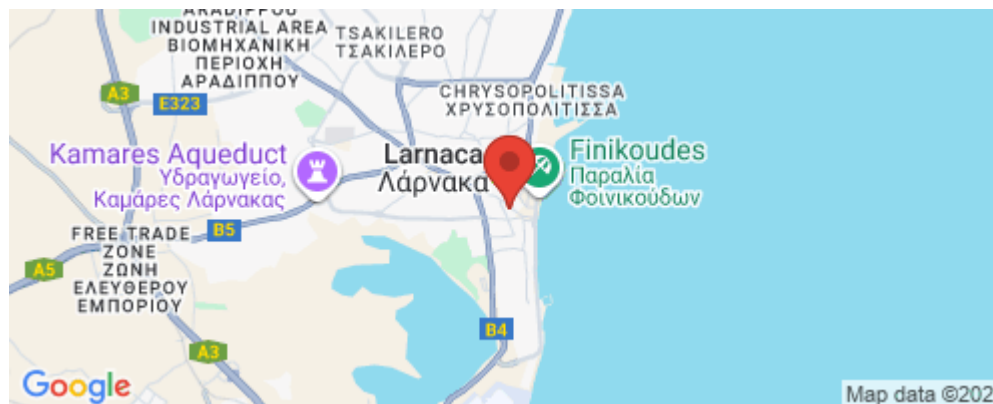


## 2 Bedroom House for Sale in Larnaca District

Townhouse for sale in a Prime Location, in the Heart of Larnaca City Center. Great location, within walking distance from shops, schools, pharmacy, cafes and taverns. The property is walking distance from the beach and Larnaca Marina. Larnaca International airport is a short drive away.



Ground floor house for sale in the heart of Larnaca center. The house has internal covered area of 84 sqm and was built within a plot of 100 sq. (approx.). It consists of a living room, separate kitchen, a main bathroom, 2 bedrooms a lovely veranda and yard.

It is noted that the property lies within town planning zone of Πα6, with 180% density, 70% coverage and the ability to build up to ...

### Property Info

Covered Area  
Furnishing

**84**  
**Unfurnished**

### Plot / Area Info

Plot area **100**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**49534**  
**House**  
**Pre-Owned**  
**1**

### Amenities

#### Location

Region: **Larnaca**  
Coordinates: **34.91236757136 / 33.633319905476**

## 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>€3 036.00/m²</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>
Phone: +35724003723			

## Price change history

€255 000 on Dec 3, 2024

