

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

3-Bedroom Villa Just 300 Meters from the Beach - Dhekelia, Larnaca X

This elegant 3-bedroom villa is ideally located in the heart of the Larnaca Tourist Area, just 300 meters from the pristine sandy beaches of Dhekelia. Surrounded by luxury hotels, beachfront restaurants, and a full range of amenities, the area is one of the most desirable residential zones in Larnaca for those seeking a premium coastal lifestyle.

### Property Features:

- 3 spacious bedrooms
- 3 levels of living space
- Private swimming pool with poolside bar
- Large garden and outdoor dining area
- Contemporary architectural design
- Energy efficiency rating: Cla...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>288</b>	Plot area	<b>512</b>	Reference Number	<b>1758</b>
Covered Veranda	<b>43</b>	Parking	<b>Covered, Yes</b>	Property type	<b>House</b>
Energy Efficiency	<b>A</b>			Condition	<b>Under Construction</b>
				Construction Year	<b>2026</b>
				View	<b>Sea view</b>

Amenities	Location	Region
• Parking	<b>Location:</b> Dhekelia <b>Coordinates:</b> 34.9803793 / 33.6885449	<b>Larnaca</b>

## Price: €890 000 + VAT

VAT for this property is **€104,204** or **€169,100**. 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 Price per SQM	<b>None</b> <b>€3 090.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€775 000 on Sep 21, 2023

€850 000 on Dec 14, 2023

€890 000 on Jan 29, 2026



