

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

Dreaming, Beachfront Villa of Three Bedrooms for Sale in Mazotos, Larnaca. The property is situated less than 50 meters from the sea. Situated in a  luxurious complex of apartments and villas surrounded by greenery. Mazotos village provides all amenities such as supermarket, school, restaurants and cafes. International airport of Larnaca is 14 km away.

Villa for sale in Larnaca, Mazotos area. The property is built in a 534 sqm plot and has internal covered area of 133 sqm. On the ground floor, the house consists of a living, kitchen, dining area as an open space, a guest wc and one bedroom with en suite shower & wc. Internal stairs lead to the upper floor which consists of a mai...

#### Property Info

Covered Area **133**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **534**  
 Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **49978**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

#### Amenities

- Guest WC

#### Location

**Location:** Mazotos Region: **Larnaca**  
**Coordinates:** **34.785202334286 / 33.497644052855**

## Price: €1 650 000 + VAT

VAT for this property is **€82,500** or **€313,500**. 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>~€62 600.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€12 406.00/m<sup>2</sup></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>                          |
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## Price change history

€1 650 000 on Dec 31, 2024





