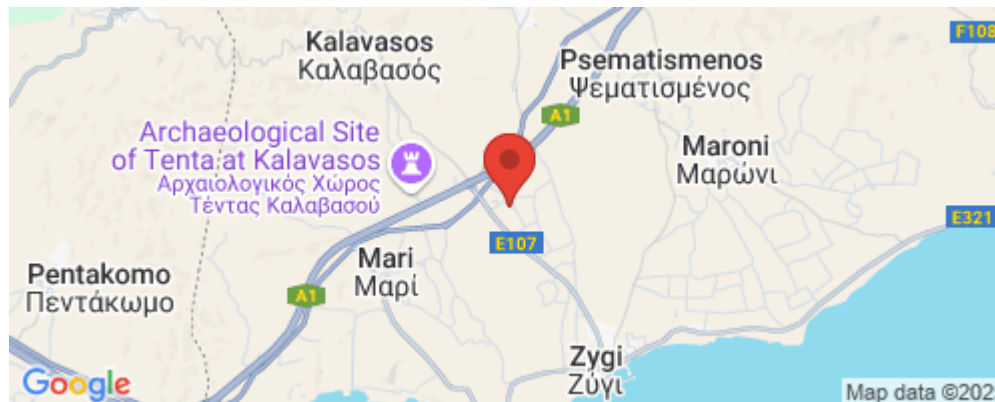


### 3 Bedroom House for Sale in Kalavassos, Larnaca District

The property is an incomplete house (no.6) in Kalavassos. It forms part of a residential a project named “Green Valley”. Gordian’s share (26,8%) corresponds to the incomplete houses with number 6, 7, 8 and the residential plots 10, and 11.



It is located very close to the highway, near to Larnaca International Airport and very close to the sea.

The house has an internal area of 161sqm, 24sqm of covered verandas, 21sqm of parking space and it is built within a plot of 655sqm. Upon completion, the ground floor will consist of an open plan kitchen/dining area, a guest toilet and a living room. The first floor will consist of three bedrooms all en-suite. ...

#### Property Info

Covered Area **161**  
Energy Efficiency **N/A**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **9481**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**

#### Amenities

#### Location

**Location:** Kalavassos Region: **Larnaca**  
**Coordinates:** **34.750447 / 33.320272**

## Price: €250 000 + VAT

VAT for this property is **€14,891** or **€47,500**. 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>~€6 600.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 553.00/m<sup>2</sup></b> |                 |             |

## Representative: GoGordian (Gordian Servicing)

|  |            |            |  |
|--|------------|------------|--|
| Registration number                      | <b>N/A</b> | Email      | <b>seraclidou@gordianservicing.com</b> |
| License number                           | <b>N/A</b> | Legal name | <b>GoGordian (Gordian Servicing)</b>   |
| Phone: <b>+35780004321, +35722812065</b> |            |            |  |

## Price change history

€250 000 on Jan 15, 2025



