


## 4 Bedroom House for Sale in Larnaca District

Exceptional, 3+1, Triple Storey House in New Mall area, Larnaca. Great location, as all amenities, such as Greek and English schools, major supermarkets, entertainment and sporting facilities, are within close proximity. Located in a lovely residential area of Larnaca within proximity to the New Metropolis Mall. There is easy access to major highways without getting delayed in any traffic. The lovely residential neighborhood is quiet and family orientated surrounded by large luxury houses and residential properties. 

Triple Storey House for sale in Larnaca, Mall Area. The house was built in 2001 in a plot of 300 sq.m. The property was renovated in 2021, has internal covered area of ...

### Property Info

Covered Area  
Heating  
Air Conditioning

**220**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Parking

**300**  
**Covered, Yes**

### Additional info

Reference Number **50143**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **2**

### Amenities

- Guest WC

### Location

Region: **Larnaca**  
Coordinates: **34.92764 / 33.600209**

## Price: €490 000 + VAT

VAT for this property is **€46,327** or **€93,100**. 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 | <b>~€16 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 227.00/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>                          |
| Phone: +35724003723 |              |            |                                     |

## Price change history

€490 000 on Jan 21, 2025







