

## 4 Bedroom House for Sale in Psematismenos, Larnaca District

Reference ID: #SA36070 Price details: €320,000 Four bedroom detached villa for sale in Zygi area in Larnaca, just 200 meters from the sea. It consists of an open plan Kitchen, living and dining area, a guest WC and a double bedroom on the ground floor and three double bedrooms and a family bathroom on the upper floor. Externally, it has a private covered parking area, a veranda with seating area and a private garden with Kiosk. As per the title deed, it has a land area of 268 sqm, covered areas of 91 sqm. covered veranda of 11 sqm and uncovered verandas of 34 sqm. The house has a separate title deed 

| Property Info                          | Plot / Area Info       | Additional info   |
|--|------------------------|---|
| Covered Area<br>Total Number of Floors | <b>102</b><br><b>2</b> | Plot area<br><b>268</b>   |
|  |                        | Reference Number<br><b>SA36070</b><br>Property type<br><b>House</b><br>Condition<br><b>Pre-Owned</b><br>Bathrooms<br><b>1</b> |

| Amenities | Location  |
|-----------|---|
|           | <b>Location:</b> Psematismenos<br><b>Region:</b> Larnaca<br>Coordinates: <b>34.733310212262 / 33.354731782226</b> |

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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<br>Price per SQM | <b>~€9 400.00</b><br><b>€3 137.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
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## Price change history

€320 000 on Feb 20, 2025

