


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

This spacious four-bedroom house is part of an exclusive gated residential development located in the picturesque village of Tersefanou, just 15 minutes from Larnaca Town. 

Set on elevated land, the house enjoys panoramic views and offers generous living spaces ideal for families seeking comfort, privacy, and quality living. The property features a private garden and private parking, while residents also benefit from access to resort-style facilities, including a large communal swimming pool with changing rooms, a fully equipped gym, and a clubhouse.

The development is ideally positioned within a short drive of the traditional villages of Kiti, Pervolia, and Meneou, where a w...

### Property Info

Covered Area	<b>227</b>
Covered Veranda	<b>14</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>154</b>
Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>3771</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>4</b>

### Amenities

- Parking

### Location

**Location:** Tersefanou  
 Coordinates: **34.860457530851 / 33.54976775615**

Region: **Larnaca**

## Price: €395 000 + VAT

VAT for this property is **€38,508** or **€75,050**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 740.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone:	<b>+35725255505, +35794001333</b>		

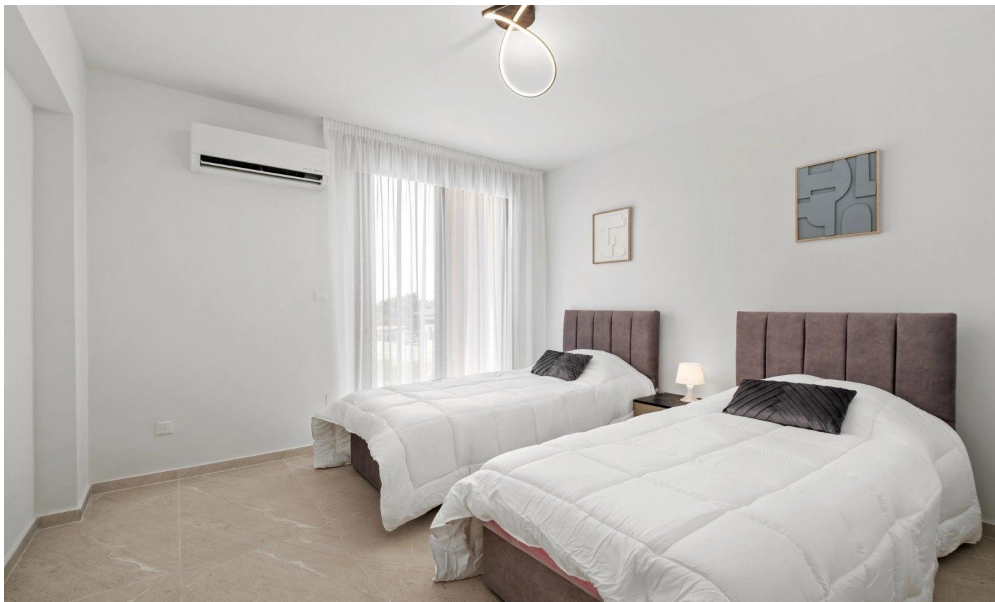
## Price change history

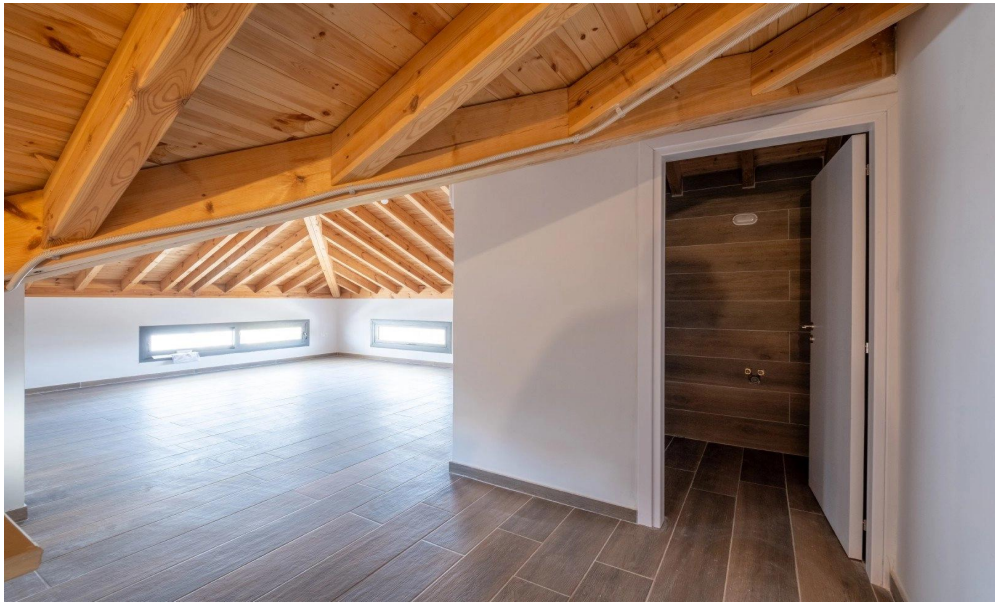
€370 000 on Apr 10, 2025

€395 000 on Sep 17, 2025





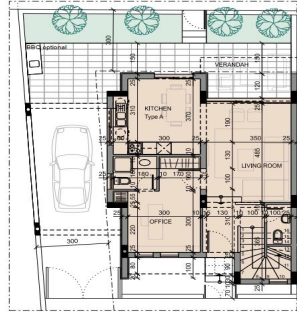
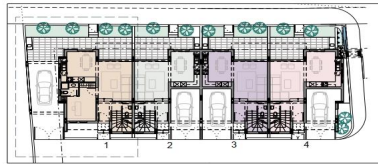




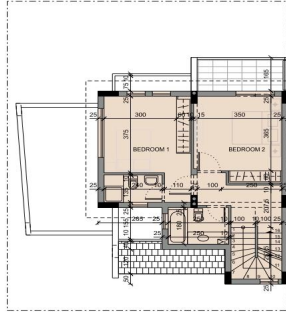
Land Area: 155m<sup>2</sup>  
Ground Floor Area: 66,4m<sup>2</sup>  
First Floor Area: 58,6m<sup>2</sup>  
Attic Floor Area: 44m<sup>2</sup>  
Total House Area: 169m<sup>2</sup>

Garage: 21,3m<sup>2</sup>  
Covered Veranda: Gr. level: 7,5m<sup>2</sup>,  
Veranda 1st level: 6,4m<sup>2</sup>  
Rooms: 4 Bathrooms: 5

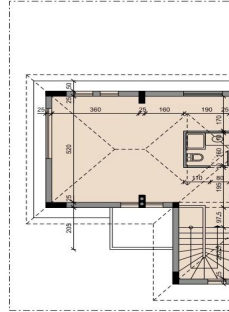
Location: Tersefanou  
**HOUSE 1**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ATTIC FLOOR PLAN