


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

This beautiful three-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 a private garden and private parking, creating an ideal setting for comfortable family living. Residents of the complex benefit from premium resort-style facilities, including a large communal swimming pool with changing rooms, a fully equipped gym, and a clubhouse.

The property is conveniently located a short drive from the traditional villages of Kiti, Pervolia, and Meneou, where a wide range of amenities can be found, including shops, r...

#### Property Info

Covered Area	<b>159</b>
Covered Veranda	<b>14</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>98</b>
Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>3772</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

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

Region: **Larnaca**

## Price: €365 000 + VAT

VAT for this property is **€21,142** or **€69,350**. 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>€2 296.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

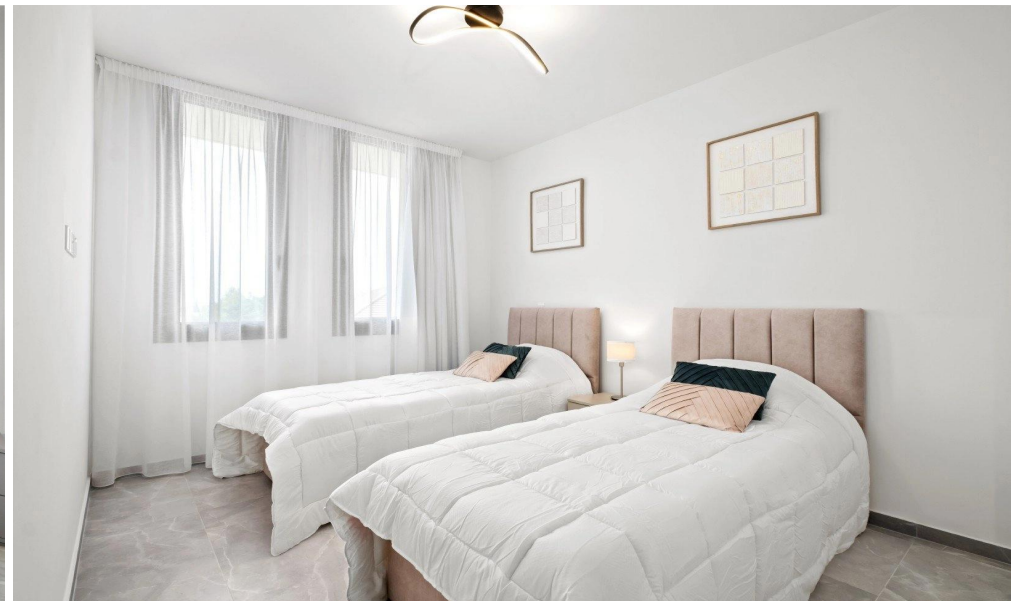
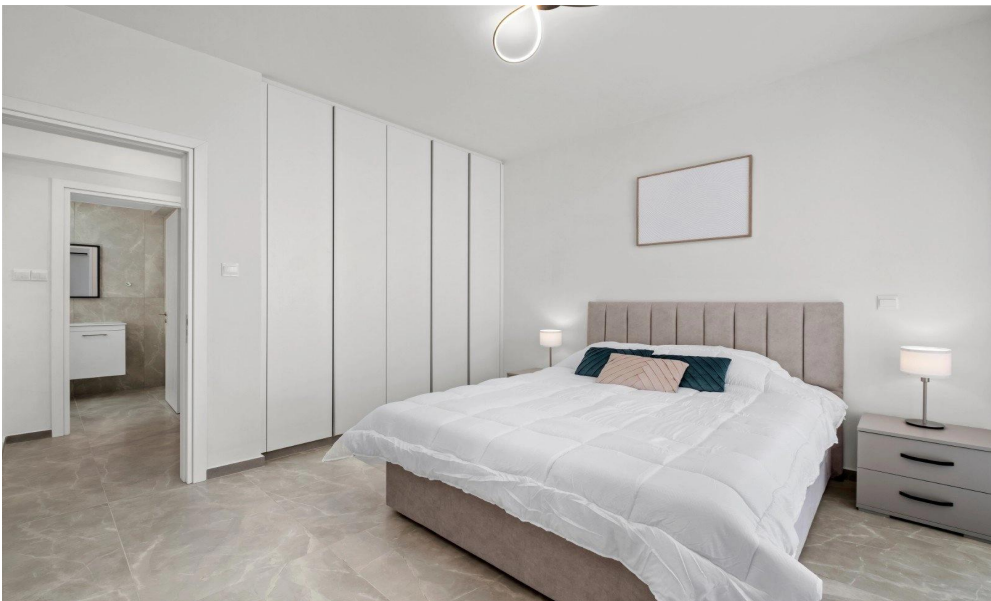
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€340 000 on Apr 10, 2025

€365 000 on Sep 17, 2025



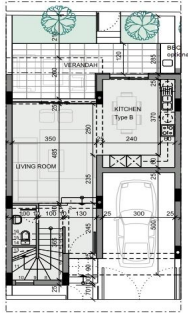
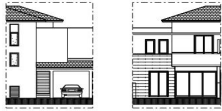




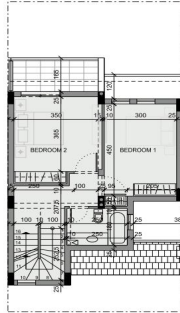
Land Area: 98,5m<sup>2</sup>  
Ground Floor Area: 48,7m<sup>2</sup>  
First Floor Area: 52,7m<sup>2</sup>  
Attic Floor Area: 22,1m<sup>2</sup>  
Total House Area: 123,5m<sup>2</sup>

Garage: 15,6m<sup>2</sup>  
Covered Veranda: Gr. level: 7,5m<sup>2</sup>,  
Veranda 1st level: 6,4m<sup>2</sup>  
Rooms: 3 Bathrooms: 3

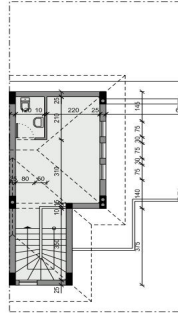
Location: Tersefanou  
**HOUSE 2**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ATTIC FLOOR PLAN