


## 3 Bedroom House for Sale in Larnaca - Sotiros

The property is a detached two storey house in Sotiros. It is located 27m from Giannou Kranidioti Avenue and 165m from Stratigou Timaya Avenue.  It has an internal covered area of 350sqm, a covered veranda area of 17sqm, and an uncovered veranda of 8sqm. It has 3 bedrooms and 3 bathrooms. Additionally, there are 18sqm of auxiliary spaces.

The house is built in a plot of 549 sqm. It is currently occupied.

The property offers great proximity to amenities, schools and services.

### Property Info

### Plot / Area Info

Covered Area **350**

### Additional info

Reference Number **26329**

Property type **House**

Condition **Pre-Owned**

Bathrooms **3**

### Amenities

### Location

**Location:** Larnaca - Sotiros

Region: **Larnaca**

Coordinates: **34.928474500268 / 33.614749238199**

## Price: €460 000 + VAT

VAT for this property is **€59,800** or **€87,400**. 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>~€15 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 314.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€460 000 on May 20, 2025

