

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

Reference ID: #SA32756 Price details: €361,200 +VAT Eight three-bedroom private villas for sale, located in Psematismenos village, Larnaca district. Project is close proximity to tourist village of Zygi and popular beaches that offers residents a widerange of recreational activities and strategically located between Larnaca, Limassol, and Nicosia. Designed for luxurious and comfortable living Gated and secured complex for maximum safety and privacy Coverd area: 88-95 sq.m. Covered veranda: 17-19 sq.m. Plot size: 168-197 sq.m. Prices: €361,200-€380,400 Status: Off plan PLUS V.A.T



### Property Info

Covered Area  
Total Number of Floors

**107**  
**2**

### Plot / Area Info

Plot area **168**

### Additional info

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**SA32756**  
**House**  
**Under Construction**  
**2024**  
**2**

### Amenities

### Location

**Location:** Psematismenos  
**Coordinates:** **34.733584361806 / 33.35375427042**

Region: **Larnaca**

## Price: €361 200 + VAT

VAT for this property is **€18,060** or **€68,628**. 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>€3 376.00/m<sup>2</sup></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

€361 200 on Jun 17, 2025



