

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

Reference ID: #SA30496 Price details: €340,000 +VAT Positioned in the picturesque village of Tersefanou just 5 minutes away from Larnaka Town. Each house benefits from a beautiful garden space and private parking. An exclusive gated residential development located on elevated land benefits from exclusive resort facilities. Including a substantially sized communal pool with changing rooms, a comprehensively equipped gym and a clubhouse. 2 floors Attic Private garden Parking space Communal pool Landscaped gardens Energy Efficiency Certificate pending to receive Project includes Clubhouse Plot area: 98 m<sup>2</sup> Internal area: 123 m<sup>2</sup> Covered veranda: 14m<sup>2</sup> Available o...

#### Property Info

Covered Area **138**  
 Total Number of Floors **2**

#### Plot / Area Info

Plot area **98**

#### Additional info

Reference Number **SA30496**  
 Property type **House**  
 Condition **Under Construction**  
 Construction Year **2025**  
 Bathrooms **3**

#### Amenities

#### Location

**Location:** Tersefanou Region: **Larnaca**  
 Coordinates: **34.859977065345 / 33.549964929935**

## Price: €340 000 + VAT

VAT for this property is **€17,000** or **€64,600**. 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>€2 464.00/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

€340 000 on Jun 17, 2025

