

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

3-Bedroom Bungalow in Exclusive Beachfront Complex

Located just 50 meters from the beach, this charming 3-bedroom bungalow sits on a generous 600 m<sup>2</sup> plot within an exclusive private beach complex. Perfect for those seeking comfort, privacy, and immediate access to the sea — ideal as a holiday home or year-round residence.

### Property Info

Covered Area	<b>130</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>600</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>238337</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Meneou Region: **Larnaca**

## Price: €599 000 + VAT

VAT for this property is **€29,950** or **€113,810**. 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>~€20 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 608.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€670 000 on Jul 30, 2025  
 €599 000 on Jan 15, 2026











