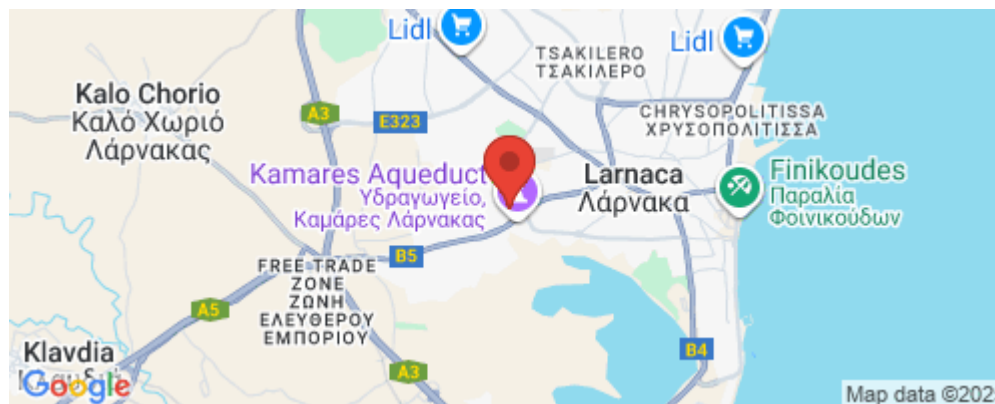


## 3 Bedroom House for Sale in Larnaca District

Discover this charming Three Bedroom Detached House nestled in a prime location, just a two-minute drive to the bustling Metropolis Mall, a stone's throw from the Cineplex and less than a ten-minute drive to the heart of Larnaca Town.



Upon entering, you're greeted by a spacious living area featuring a grand sweeping staircase. The lounge comfortably accommodates a large family, complemented by a formal dining area positioned conveniently to the left upon entry. At the rear of the house, the family kitchen beckons with ample cupboard space, generous countertops, a second lounge area and a family dining space. Adjacent to the kitchen is a convenient kitchenette. Large pat...

### Property Info

Covered Area **216**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **537**  
Parking **Covered, Yes**

### Additional info

Reference Number **20259**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

- Guest WC

### Location

Region: **Larnaca**  
Coordinates: **34.915142948615 / 33.599060646054**

## Price: €470 000 + VAT

VAT for this property is **€43,606** or **€89,300**. 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>~€15 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 176.00/m²</b>		

## Representative: Purple International Real Estate

Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
Phone: +35723811058			

## Price change history

€470 000 on Aug 9, 2025





























