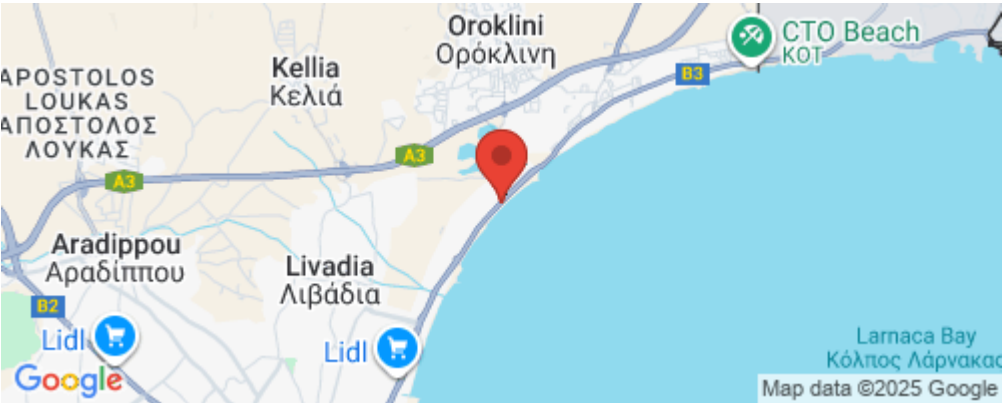


for Sale in Larnaca District

This exclusive collection of five luxury beachfront villas is set directly on the pristine shores of Larnaca, offering a serene coastal lifestyle just minutes from the city center and all essential amenities. Positioned on a private seafront plot, each villa features 3-4 en-suite bedrooms with uninterrupted sea views. A rooftop garden with provisions for a hot tub provides the perfect setting to enjoy breathtaking Mediterranean sunsets. Designed for modern comfort, the residences include overflow heated swimming pools, cozy fireplaces, and intelligent systems for heating, cooling, and lighting—ensuring year-round efficiency and effortless living. Two covered parking spaces...



Property Info		Plot / Area Info		Additional info	
				Reference Number	92601
Covered Area		199	Plot area	421	Property type
				Construction Year	2026
				Bathrooms	3
Amenities		Location			
		Region: Larnaca			
		Coordinates: 34.9598 / 33.6571			

Price: €2 400 000 + VAT

VAT for this property is **€202,734** or **€456,000**. 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	Excluded	Title transfer fee	~€92 600.00	Common expenses	None
		Price per SQM	€12 060.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€2 400 000 on Sep 25, 2025

