

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

Modern 3 bedroom villa for sale, located in a unique residential complex in Larnaca, Meneou area. This project combines comfort and luxury, offering residents a first-class infrastructure for recreation, sports and an active lifestyle. Residents can enjoy a spa, a fitness club, a business lounge, four swimming pools with panoramic views, yoga and Pilates areas, beauty salons, a supermarket, gourmet restaurants, playgrounds, as well as sports courts for basketball and paddle tennis. The complex also includes landscaped parks and recreation areas with a total area of over 16,000 m2. The villa is designed according to modern standards: a spacious living room combined with a functional kitchen...

### Property Info

Covered Area	<b>197</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>177175</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

### Location

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

**Price: €604 500 + VAT**

VAT for this property is **€50,416** or **€114,855**. 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>€3 069.00/m<sup>2</sup></b>		

**Representative: DOM Real Estate**

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License number	<b>338/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€604 500 on Sep 30, 2025



