

### 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 **197**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **No**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **177175**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **2**

#### 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

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€604 500 on Sep 30, 2025



