

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

Welcome to stylish modern villas located in one of the most upscale areas of Larnaca, Kamares. Here residents will enjoy easy access to a plethora of urban amenities, including the Metropolis mall, schools, supermarkets, banks, gyms, and more. Additionally, the area offers quick connections to the city center, the famous Makenzy beach, and Larnaca International Airport. ✖

This stunning development features two luxurious three-bedroom villas, nestled amidst lush greenery and showcasing the perfect blend of innovative architecture and stylish elegance. Each home is carefully designed for comfort and functionality, meets strict energy efficiency requirements, utilises high quality materi...

#### Property Info

Covered Area	<b>189</b>
Covered Veranda	<b>11</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>

#### Plot / Area Info

Plot area	<b>276</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>7007</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Kamares  
**Coordinates:** **34.913352 / 33.585265**

Region: **Larnaca**

## Price: €440 000 + VAT

VAT for this property is **€34,711** or **€83,600**. 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>€2 328.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€440 000 on Oct 8, 2025





