

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

Nestled in the serene coastal village of Meneou, Larnaca, this charming 3-bedroom house offers the perfect blend of comfort and seaside living. X  
Situated just 200 meters from the sea, the property presents an ideal retreat for those seeking tranquility and relaxation.  
Boasting a private swimming pool and lush garden, the outdoor space provides an oasis for entertaining or unwinding amidst the gentle sea breeze.  
Whether lounging by the poolside or enjoying al fresco dining among the Mediterranean flora, the ambience is sure to charm.  
Spanning two storeys, the villa showcases three bedrooms upstairs, while the ground floor unfolds into a seamless fusion of open-plan living and di...

### Property Info

Covered Area	<b>214</b>	Plot area	<b>878</b>	Reference Number	<b>9220</b>
Covered Veranda	<b>31</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Furnishing	<b>Furnished</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
Heating	<b>Central Heating, Yes</b>			Construction Year	<b>1991-2000</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>3</b>

### Amenities

Location	
<b>Location:</b> Meneou	Region: <b>Larnaca</b>

- Parking

**Location:** Meneou  
Coordinates: **34.847658 / 33.621432**

## Price: €875 000 + VAT

VAT for this property is **€80,386** or **€166,250**. 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 Price per SQM	<b>~€31 600.00</b> <b>€4 089.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€875 000 on Oct 8, 2025













