

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. 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 ambiance 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	214
Covered Veranda	31
Furnishing	Furnished
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	878
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	9220
Property type	House
Condition	Pre-Owned
Construction Year	1991-2000
Bathrooms	3

Amenities

- Parking

Location

Location: Meneou Region: **Larnaca**
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	Excluded	Title transfer fee	~€31 600.00	Common expenses	None
		Price per SQM	€4 089.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€875 000 on Oct 8, 2025













