

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

This traditional two-storey stone-built house is located in the heart of Tochni village and is officially recognized as a listed historic property. The  residence combines authentic Cypriot architecture with modern elements and has full town planning permits for conversion into a three-bedroom guesthouse or boutique hotel. The property features a spacious internal courtyard, a fireplace, and a veranda with panoramic views of the village, surrounding mountains, and Limassol in the distance. The main features of the project and the units: Traditional two-storey stone house Listed historic property Town planning permits for three-bedroom guesthouse Large internal courtyard Fireplace Veranda w...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>340</b>	Plot area	<b>400</b>	Reference Number	<b>B417-1</b>
				Property type	<b>House</b>
			Condition		
			Bathrooms		
Amenities	Location				
	<b>Location:</b> Choirokoitia			Region: <b>Larnaca</b>	
	Coordinates: <b>34.78202 / 33.32313</b>				

## Price: €390 000 + VAT

VAT for this property is **€50,012** or **€74,100**. 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>~€12 200.00</b> <b>€1 147.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Developers Alliance (CDA Group)

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## Price change history

€390 000 on Oct 12, 2025

