

### 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	<b>Pre-Owned</b>
				Bathrooms	<b>3</b>

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	<b>~€12 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 147.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€390 000 on Oct 12, 2025

