

### 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

**340**

Plot area

**400**

Reference Number

**B417-1**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**3**

**Amenities**

**Location**

**Location:** Choirokoitia

Region: **Larnaca**

Coordinates: **34.78202 / 33.32313**

## 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>              |
| License number                           | <b>License 118/E</b>           | Legal name | <b>Cyprus Developers Alliance (CDA Group)</b> |
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## Price change history

€390 000 on Oct 12, 2025

