

## 2 Bedroom House for Sale in Psematismenos, Larnaca District

2-bedroom elevated bungalow with panoramic views

A charming two-bedroom elevated bungalow is available for sale in the traditional, picturesque village of Psematismenos.

It's located in a peaceful small complex, with uninterrupted views of the Mediterranean Sea.

A 5-minute drive to the seaside villages of Maroni and Zigi, famous for their beaches and fishing tavernas.

Property Features:

- Bright & Cosy Open-Plan Layout with sitting and dining area
- Brand-new fitted kitchen with hob, hood, oven, Franke sink & solid wood countertop
- High sloping wooden ceilings with exposed beams & traditional tiled roof
- &#82...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>99</b>			Reference Number	<b>240303</b>
Energy Efficiency	<b>B</b>	Plot area	<b>284</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
				Bathrooms	<b>2</b>
				View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Psematismenos Region: **Larnaca**

## Price: €215 000 + VAT

VAT for this property is **€10,750** or **€40,850**. 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>~€5 200.00</b> <b>€2 172.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€215 000 on Oct 30, 2025



