

## 3 Bedroom House for Sale in Larnaca

Situated in a newly developed area with immediate access to essential amenities and infrastructure, this residence offers excellent connectivity. It is located just five minutes from the highway and ten minutes from both the city centre and the sea, while also being close to schools, supermarkets, and pharmacies. The property features a modern independent design with an internal area of 180 m<sup>2</sup> across two levels, complemented by a 50 m<sup>2</sup> roof garden. The residence sits on a 200 m<sup>2</sup> plot and offers three bedrooms, including a spacious master bedroom with a walk-in wardrobe and an en-suite bathroom, as well as three bathrooms, including a guest WC. Outdoor areas include an entra...

### Property Info

Covered Area  
Covered Veranda

**207**  
**27**

### Plot / Area Info

Plot area

**200**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**B511-1**  
**House**  
**Pre-Owned**  
**3**

### Amenities

### Location

**Location:** Larnaca

Region: **Larnaca**

Coordinates: **34.952 / 33.60537**

**Price: €380 000 + VAT**

VAT for this property is **€33,649** or **€72,200**. 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>~€11 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 836.00/m<sup>2</sup></b>		

**Representative: Cyprus Developers Alliance (CDA Group)**

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**Price change history**

€380 000 on Nov 18, 2025





