

## 2 Bedroom House for Sale in Larnaca

Experience the perfect blend of comfort and potential with this fully renovated 2-bedroom detached house, ideally situated on a generous 335 m<sup>2</sup> plot in Larnaca. Offering approximately 80 m<sup>2</sup> of modern living space, this charming property has been meticulously updated throughout, providing a move-in ready home with excellent future development opportunities thanks to its favourable building density of 1.4 and permission for up to four floors. The house is ready to welcome you with contemporary finishes, bright interiors, and a practical layout that maximizes every square metre. The detached design ensures complete privacy, while the large plot offers ample outdoor space for garden... X

| Property Info | Plot / Area Info   |           | Additional info |   |
|---------------|--|-----------|-----------------|---|
| Covered Area  | <b>80</b>  | Plot area | <b>335</b>      | Reference Number<br>Property type<br>Condition<br>Bathrooms   |
|               |  |           |                 | <b>B550-1</b><br><b>House</b><br><b>Pre-Owned</b><br><b>1</b> |
| Amenities     | <b>Location</b>  |           |                 |   |
|               | <b>Location:</b> Larnaca      Region: <b>Larnaca</b><br>Coordinates: <b>34.9222 / 33.61818</b> |           |                 |   |

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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<br>Price per SQM | <b>~€8 400.00</b><br><b>€3 688.00/m<sup>2</sup></b> | Common expenses | <b>None</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> |
| Phone: <b>+35725059360, +35797544416</b> |                                |            |   |

## Price change history

€295 000 on Nov 19, 2025





