

3 Bedroom House for Sale in Choirokoitia, Larnaca District

ELIGIBLE FOR 5% VAT

For sale is a modern, key-ready detached villa built in 2026, located in the serene area of Choirokoitia. This elegant home offers a spacious internal area of 157 m², all situated on the ground floor, making it suitable for families and those seeking convenience. The villa comprises three comfortable bedrooms and four bathrooms, providing ample space and privacy for all residents.

Set on a large plot within a secure gated complex, this property features a private swimming pool, perfect for relaxing or entertaining guests. The open-plan living area is designed with modern finishes, creating a bright and welcoming atmosphere throughout the home.

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Property Info	Plot / Area Info	Additional info
Covered Area	157	Plot area
Heating	Central Heating, Yes	Pool
Air Conditioning	All rooms, Yes	Parking
		540
		Yes
		Covered, Yes
		Reference Number
		15646
		Property type
		House
		Condition
		Brand New
		Bathrooms
		4

Amenities	Location	
• Guest WC	Location: Choirokoitia Coordinates: 34.79449681214 / 33.33789762441	Region: Larnaca

Price: €379 000 + VAT

VAT for this property is **€21,316** or **€72,010**. 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	Excluded	Title transfer fee Price per SQM	None €2 414.00/m²	Common expenses	None
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Representative: Kadis Estates

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Price change history

€379 000 on Dec 11, 2025



