

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 Cho irokoitia. 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.

Cho...

Property Info

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|------------------|-----------------------------|
| Covered Area | 157 |
| Heating | Central Heating, Yes |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|-----------|---------------------|
| Plot area | 540 |
| Pool | Yes |
| Parking | Covered, Yes |

Additional info

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|------------------|------------------|
| Reference Number | 15646 |
| Property type | House |
| Condition | Brand New |
| Bathrooms | 4 |

Amenities

- Guest WC

Location

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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €2 414.00/m² | | |

Representative: Kadis Estates

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|---------------------|-------------|------------|--------------------------|
| Registration number | 506 | Email | info@kadis.com.cy |
| License number | 62/E | Legal name | N/A |
| Phone: +35722344842 | | | |

Price change history

€379 000 on Dec 11, 2025



