

## 4 Bedroom House for Sale in Kamares, Larnaca District

Detached house for sale in Larnaca, Krasa, featuring 290 sqm of living space across three floors, plus a roof garden and a 90 sqm basement. The property includes 4 bedrooms, 3 bathrooms, and an additional WC. Outside, there is a private yard with a swimming pool, gardens both front and back, and private parking.

The house offers high-end finishes such as underfloor heating, hidden lighting, a fireplace, and marble floors and staircase. There are balconies and verandas with access to the roof garden.

This is a unique opportunity for comfort, luxury, and independence in a prime location.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>295</b>	Plot area	<b>270</b>	Reference Number	<b>241621</b>
Furnishing	<b>Partially furnished</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
				Construction Year	<b>2017</b>
				Bathrooms	<b>4</b>

### Amenities

- Parking

### Location

**Location:** Kamares Region: **Larnaca**

## Price: €577 500 + VAT

VAT for this property is **€68,615** or **€109,725**. 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>~€19 700.00</b> <b>€1 958.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€577 500 on Jan 17, 2026





