

## 5 Bedroom House for Sale in Larnaca - Sotiros

Luxury 5-bedroom residence for sale in the prestigious Faneromeni area, in the center of Larnaca. A spacious house built on three levels. This property is located next to the largest park in the city. The Faneromeni area is one of the most exclusive and safe in Larnaca. On the ground floor there is an open-plan area divided into three offices. Also on this level there is a bathroom, two toilets and a comfortable room with a small kitchen and a shower for the staff. The basement has a separate entrance, as well as a staircase connecting it to the rest of the building. There is a gym. On the ground floor there is a bright open-plan living room divided into three separate areas and with dire...

### Property Info

Covered Area	<b>1200</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>179945</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

### Amenities

#### Location

**Location:** Larnaca - Sotiros Region: **Larnaca**

## Price: €1 490 000 + VAT

VAT for this property is **€257,025** or **€283,100**. 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>~€56 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 242.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35796644888</b>			

## Price change history

€1 690 000 on Jan 21, 2026

€1 490 000 on Feb 6, 2026

