

## 4 Bedroom House for Sale in Larnaca - Sotiros

Four Bedroom Detached Villa For Sale in Sotiros, Larnaca with Title Deeds  Set within a highly desirable residential enclave, this impressive family residence offers generously proportioned accommodation finished to an excellent standard, seamlessly blending contemporary design with outstanding future potential.  The main entrance opens into a bright and expansive reception and lounge area, thoughtfully designed to maximise space, natural light, and flow throughout the home. This leads through to a high-quality, Italian-designed contemporary kitchen with dining area and a second lounge, complemented by a separate utility room and a spacious, dedicated bar room. This m...

### Property Info

### Plot / Area Info

Covered Area **242**

### Additional info

Reference Number **epcc5746**

Property type **House**

Condition **Pre-Owned**

Bathrooms **3**

### Amenities

### Location

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

Coordinates: **34.9303 / 33.6387**

## Price: €499 950 + VAT

VAT for this property is **€51,606** or **€94,991**. 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>~€16 598.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 066.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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## Price change history

€499 950 on Jan 28, 2026









