

## 2 Bedroom House for Sale in Larnaca District

Renovated two-bedroom bungalow in Agios Ioannis area, Larnaca. Great location, as all amenities, such as Greek and English schools, major supermarkets, entertainment and sporting facilities, are within close proximity. A short drive to Larnaca Town Centre, the harbor and the beach. A 5 minutes' drive to the airport. Easy access to Larnaca, Limassol Nicosia motorway. ✖

House for sale in Agios Ioannis area, Larnaca Town. The property is a house with 85 sq. m internal covered area and 100 sq. m plot area. It consists of two bedrooms, open plan kitchen, living room, a shower, 1 wc and a roof garden.

Extra: Roof Garden, Fully Furnished, Electrical Appliances, BBQ Area, Electric ...

### Property Info

Covered Area  
Air Conditioning

**85**  
**All rooms, Yes**

### Plot / Area Info

Plot area **100**

### Additional info

Reference Number  
Property type  
Condition

**45532**  
**House**  
**Pre-Owned**

### Amenities

- BBQ zone

### Location

Region: **Larnaca**  
Coordinates: **34.923430049574 / 33.621521621704**

## Price: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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>~€4 400.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 294.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

|                     |              |            |                                     |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number      | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: +35724003723 |              |            |                                     |

## Price change history

€195 000 on Feb 3, 2026







