

## 3 Bedroom House for Sale in Larnaca District

- 3 bedrooms
- 3 W/C
- Internal Area 161.1m<sup>2</sup>
- Plot area 331m<sup>2</sup>
- Covered & Uncovered Verandas
- Covered Parking
- Swimming Pool
- Sea View
- Energy Efficiency "A"



### Property Info

Covered Area **161**

### Plot / Area Info

Plot area **331**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **17170**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**  
 View **Sea view**

### Amenities

- Guest WC

### Location

Region: **Larnaca**  
 Coordinates: **34.818625835246 / 33.599427259642**

## Price: €1 250 000 + VAT

VAT for this property is **€74,457** or **€237,500**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 764.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

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

## Price change history

€1 250 000 on Feb 27, 2026





