

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

For sale a four-bedroom villa of 250 m2 on a plot of 700 m2 in the Meneou area, Larnaca. The villa includes 4 bedrooms, 4 bathrooms, a guest bathroom with a shower, a spacious open-plan kitchen, a family living room, a living room, a dining room, a pantry, balconies, a laundry room and a separate staff apartment with its own bathroom. The villa is partially furnished and equipped with household appliances and engineering systems, including air conditioners in all rooms, central cooling and heating system on the ground floor, inverter cooling and heating systems in the bedrooms, central heating system with diesel boiler, oil tank, circulation pump, radiators, alarm system, fireplace, outd...

### Property Info

Covered Area **250**  
 Furnishing **Furnished**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **214473**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **4**

### Amenities

#### Location

**Location:** Meneou Region: **Larnaca**

## Price: €1 850 000 + VAT

VAT for this property is **€196,100** or **€351,500**. 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>~€70 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 400.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€1 850 000 on May 2, 2026

