

### 3 Bedroom House for Sale in Larnaca - Sotiros

3 bedroom house for sale in Faneromeni area, Larnaca. On the ground floor there is a spacious living room, a kitchen with a dining area with access to the courtyard, as well as a guest toilet. On the first floor there are 3 spacious bedrooms with a separate large bathroom. All rooms are equipped with air conditioning. The plot has an area of 214m<sup>2</sup>, with Parking space for 2-3 cars. There is an equipped barbecue area in the backyard. The house is in good condition. Located in an attractive and prestigious area, it has easy and fast access to major highways. Just a 5-minute drive from Finikoudes Waterfront, Metropolis Shopping Mall and the vibrant city center. The title is available.

#### Property Info

Covered Area **163**  
 Furnishing **Unfurnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Uncovered, Yes**

#### Additional info

Reference Number **215118**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **1**

#### Amenities

##### Location

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

## Price: €345 000 + VAT

VAT for this property is **€21,102** or **€65,550**. 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>~€10 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 117.00/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: +35796644888			

## Price change history

€345 000 on May 5, 2026

