

## 3 Bedroom House for Sale in Dromolaxia, Larnaca District

A House for sale with three bedrooms, in a quiet suburb of Larnaca. The house is built of high quality materials with a swimming pool, large courtyard, covered Parking.

10 minutes drive to the center of Larnaca.

Delivery 18 months upon signing a contract.

Plot area 522  $\mu^2$

Covered areas 176.47  $\mu^2$

Covered Verandas 7.50  $\mu^2$

Covered Garage 34.85  $\mu^2$



### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>218</b> |
| Covered Veranda   | <b>7</b>   |
| Uncovered Veranda | <b>51</b>  |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

Plot area **522**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>1591</b>               |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

### Location

**Location:** Dromolaxia

Region: **Larnaca**

Coordinates: **34.878907392885 / 33.585537453846**

## Price: €380 000 + VAT

VAT for this property is **€35,594** or **€72,200**. 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>€1 743.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€380 000 on Dec 14, 2023







