

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

This 4 Bedroom house in Larnaca's newest community, an area of low building density only for houses and green areas, featuring residences with high specifications and customized living.



This modern style villa is situated 3km from Larnaca and offers easy access to the highway network with Limassol and Nicosia.

Residences is set on elevated ground offering unobstructed views of the coastline and surrounding countryside.

Larnacas's new airport is just 2 km away.

House also benefits from the beaches of Meneou, Kiti, Pervolia, and Larnaca town, and close range links to highways connecting to all major cities in Cyprus.

### Property Info

Covered Area	<b>190</b>
Covered Veranda	<b>18</b>
Uncovered Veranda	<b>41</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>220</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>3233</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2024</b>
Bathrooms	<b>4</b>

### Amenities

### Location



**Location:** Dromolaxia

Region: **Larnaca**

Coordinates: **34.885453244152 / 33.588167279714**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €435 000 + VAT

VAT for this property is **€34,571** or **€82,650**. 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>€2 289.00/m²</b>		

## Representative: MySpace

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## Price change history

€395 000 on Dec 14, 2023  
 €435 000 on Apr 20, 2025

