

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

Four-Bedroom Villa - Modern Elegance with Coastal Views X

This four-bedroom villa is designed to offer both space and sophistication, perfectly suited for family life or as a prestigious holiday home. With its elevated position, the villa enjoys unobstructed views of the coastline and the surrounding countryside, blending modern architecture with the tranquility of nature.

The open-plan layout unites living, dining, and kitchen areas into one fluid space, creating an ideal environment for gatherings, entertaining, or relaxing in everyday comfort. Expansive windows fill the interiors with light, while sliding doors open onto private terraces and landscaped gardens, allowing the...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>190</b>			Reference Number	<b>3233</b>
Covered Veranda	<b>18</b>	Plot area	<b>220</b>	Property type	<b>House</b>
Uncovered Veranda	<b>41</b>	Pool	<b>Yes</b>	Condition	<b>Brand New</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Construction Year	<b>2024</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>4</b>

<b>Amenities</b>	<b>Location</b>	
• Parking	<b>Location:</b> Dromolaxia Coordinates: <b>34.885453244152 / 33.588167279714</b>	Region: <b>Larnaca</b>

## Price: €475 000 + VAT

VAT for this property is **€37,750** or **€90,250**. 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 Price per SQM	<b>None</b> <b>€2 500.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€395 000 on Dec 14, 2023  
€435 000 on Apr 20, 2025  
€475 000 on Oct 3, 2025

