

## 6+ Bedroom House for Sale in Drosia, Larnaca District

Beautiful, Detached, seven Bedroom House for Sale in Drosia area, Larnaca. Nice location, close to amenities such as schools, supermarkets, pharmacies, bank etc. A short drive to Larnaca Town Center, the harbor and the beach. A 7-minute drive away from the new Mall of Larnaca. Easy access to Larnaca, Nicosia motorway.



This property is divided into two separate houses, a ground floor house and an upper floor house.

The ground floor house consists of four bedrooms, a separate kitchen, kitchenette, living room, 1 shower, 1wc, storage room, A/C, provision for central heating and covered parking for two cars. There's also a separate shower with WC outside the house. It's inte...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>238</b>                  |
| Covered Veranda  | <b>28</b>                   |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>24534</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Storage room

### Location

**Location:** Drosia

Region: **Larnaca**

Coordinates: **34.918953037163 / 33.620576431737**

## Price: €425 000 + VAT

VAT for this property is **€43,250** or **€80,750**. 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>~€13 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 786.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€425 000 on Aug 9, 2024



