

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

Dazzling Three Bedroom House for Sale in Dromolaxia area, Larnaca. An area of low building density, only for houses and green areas, featuring residences with high specifications and customized living. Part of an outstanding project which is set on an elevated ground offering unobstructed views of the coastline and surrounding countryside. Just 3 km from Larnaca Town. Easy access to Larnaca-Limassol motorway. 

Corner House for sale in Larnaca, Dromolaxia area. The property is a double storey house with internal covered area of 244 sqm, in a 221 sqm corner plot. The ground floor it consists of a living, dining, living area as open space and a guest wc. The first floor consists of 3 ...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>244</b>                  |
| Furnishing       | <b>Unfurnished</b>          |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>221</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>40307</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>4</b>         |

### Amenities

- Guest WC

### Location

**Location:** Dromolaxia  
**Coordinates:** **34.885093179812 / 33.588279494943**

Region: **Larnaca**

## Price: €475 000 + VAT

VAT for this property is **€49,369** 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 | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 947.00/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  
 €455 000 on Apr 11, 2025  
 €475 000 on Sep 3, 2025

