

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

Amazing, Four 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.



Detached House for sale in Larnaca, Dromolaxia area. The property is a double storey house, with internal covered area of 172 sqm in a 220 sqm plot. It consists of open plan kitchen, sitting area, dining area, office and guest wc on the ground floor. On the first floor it consi...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>172</b>                  |
| Furnishing       | <b>Unfurnished</b>          |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>220</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>43595</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Guest WC

### Location

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

Region: **Larnaca**

## Price: €435 000 + VAT

VAT for this property is **€29,540** 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>€2 529.00/m²</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: +35724003723 |              |            |                                     |

## Price change history

€395 000 on Aug 9, 2024  
 €435 000 on Apr 12, 2025

