

## 5 Bedroom House for Sale in Drosia, Larnaca District

Luxury Seafront Villa – Larnaca

A stunning brand-new villa located right on the seafront in Larnaca.

Featuring 5 spacious bedrooms and 5 bathrooms, the property offers approx. 600m<sup>2</sup> of living space, including a sauna, billiard room, and more.

Set on a generous plot of over 1,100m<sup>2</sup> with direct access to the sea.

Ready for immediate move-in. Title deeds available.

### Property Info

Covered Area	<b>600</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1100</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>236346</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

### Amenities

#### Location

**Location:** Drosia Region: **Larnaca**

## Price: €3 700 000 + VAT

VAT for this property is **€573,500** or **€703,000**. 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>~€144 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 167.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€3 700 000 on Apr 12, 2025

