

## 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**

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**Price change history**

€3 700 000 on Apr 12, 2025

