

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

Beachfront Villa - Under Construction

Exclusive 4-bedroom, 5-bathroom villa located directly on the beach. Set on a large plot with a spacious rooftop terrace, this home offers top-quality finishes of your choice and a state-of-the-art smart home system.

Delivery in March 2026 - the perfect opportunity to customize your dream beachfront property.

### Property Info

Covered Area **200**  
Energy Efficiency **A**

### Plot / Area Info

Plot area **600**  
Pool **Yes**

### Additional info

Reference Number **236347**  
Property type **House**  
Condition **Under Construction**  
Construction Year **2026**  
Bathrooms **5+**

### Amenities

### Location

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

## Price: €2 300 000 + VAT

VAT for this property is **€195,500** or **€437,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 500.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€2 300 000 on Apr 12, 2025

