

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

This spacious five-bedroom villa offers an ideal combination of comfort, privacy, and a prime residential location. Thoughtfully designed for modern family living, the property features generous indoor and outdoor spaces, perfect for both everyday life and entertaining. 

Situated in an excellent location, the villa provides easy access to the highway connecting all major towns. Everyday amenities including a supermarket, gas station, pharmacy, and kiosk are just 3 minutes away, while the popular Makenzie Beach can be reached in only 7 minutes. Pascal Private English School is a 9-minute drive, and Larnaca city center is just 10 minutes away.

The villa is part of an exclusive ...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>234</b> |
| Covered Veranda        | <b>20</b>  |
| Total Number of Floors | <b>3</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

|           |            |                  |              |
|-----------|------------|------------------|--------------|
| Plot area | <b>251</b> | Reference Number | <b>11035</b> |
|           |            | Property type    | <b>House</b> |
|           |            | Bathrooms        | <b>4</b>     |

### Amenities

- Roof Garden

### Location

**Location:** Dromolaxia **Region:** Larnaca  
**Coordinates:** **34.88554371 / 33.58786582**

## Price: €570 000 + VAT

VAT for this property is **€57,146** or **€108,300**. 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<br>Price per SQM | <b>~€19 400.00</b><br><b>€2 436.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€570 000 on Dec 25, 2025



