

## 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, with the option to add a private swimming pool.

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...

### 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 **240**

### Additional info

Reference Number	<b>11036</b>
Property type	<b>House</b>
Bathrooms	<b>4</b>

### Amenities

- Roof Garden

### Location

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

## Price: €550 000 + VAT

VAT for this property is **€55,141** or **€104,500**. 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 Price per SQM	<b>~€18 600.00</b> <b>€2 350.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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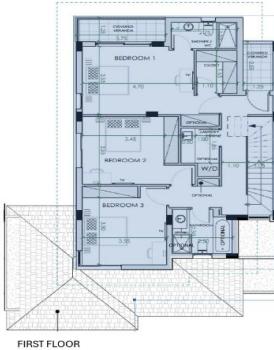
## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€550 000 on Dec 25, 2025





HOUSE 2

LAND AREA: 240m<sup>2</sup>  
GROUND FLOOR AREA: 89.6m<sup>2</sup>  
FIRST FLOOR AREA: 95.3m<sup>2</sup>  
ROOF GARDEN ENCLOSED AREA: 29.6m<sup>2</sup>  
TOTAL HOUSE AREA: 214.5m<sup>2</sup>

ROOMS: 5  
BATHROOMS: 4  
COVERED AREAS: 49.9m<sup>2</sup>  
COVERED VERANDA FIRST FLOOR: 8.5m<sup>2</sup>  
ROOF GARDEN VERANDA: 44.2m<sup>2</sup>

