

## 4 Bedroom House for Sale in Livadia Larnakas, Larnaca District

Four-Bedroom Villa - Contemporary Comfort by the Sea ✖

Just 200 meters from the beach, this four-bedroom villa combines modern design with practical family living. The open-plan layout unites the living, dining, and kitchen areas into a seamless flow, enhanced by wide glass doors that connect to a private garden and optional swimming pool. Natural light fills the interiors, creating a bright and uplifting atmosphere throughout the home.

The ground floor includes a spacious lounge, guest toilet, and pantry, designed for both everyday convenience and entertaining. Upstairs, the master bedroom serves as a private retreat with its own en-suite bathroom, while three additional bedr...

### Property Info

Covered Area	<b>210</b>
Covered Veranda	<b>29</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>240</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>3236</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

### Location

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.955472573684 / 33.64699521164**

**Price: €680 000 + VAT**

VAT for this property is **€61,200** or **€129,200**. 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>€3 238.00/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**

€550 000 on Dec 14, 2023  
€630 000 on Aug 9, 2024  
€650 000 on Apr 20, 2025  
€680 000 on Oct 3, 2025



