

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

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|-------------------|------------|
| Covered Area | 210 |
| Covered Veranda | 29 |
| Energy Efficiency | A |

Plot / Area Info

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|-----------|------------|
| Plot area | 240 |
| Pool | Yes |

Additional info

| | |
|-------------------|---------------------------|
| Reference Number | 3236 |
| Property type | House |
| Condition | Under Construction |
| Construction Year | 2026 |
| Bathrooms | 4 |
| View | Sea view |

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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €3 238.00/m² | | |

Representative: MySpace

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|---------------------|-----------------------------------|------------|--|
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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



