

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

For sale a three-bedroom villa in a complex in the prestigious Livadia district. Convenient layout. Parking for two cars. The developer gives a  guarantee of 5 years after the completion of construction. A large selection of finishing materials for every taste of the buyer is offered. On request, it is possible to install a swimming pool for an additional fee. Delivery of the object in 14 months after the signing of the contract.

Year of construction: 2025

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>255</b>	Plot area	<b>277</b>	Reference Number	<b>2256</b>
Energy Efficiency	<b>A</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Under Construction</b>
				Construction Year	<b>2026</b>
				Bathrooms	<b>3</b>
Amenities		Location			
		<b>Location:</b> Livadia Larnakas		Region: <b>Larnaca</b>	
		Coordinates: <b>34.9501281 / 33.627663</b>			

## Price: €435 000 + VAT

VAT for this property is **€46,826** or **€82,650**. 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>€1 706.00/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>
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## Price change history

€435 000 on Dec 14, 2023

