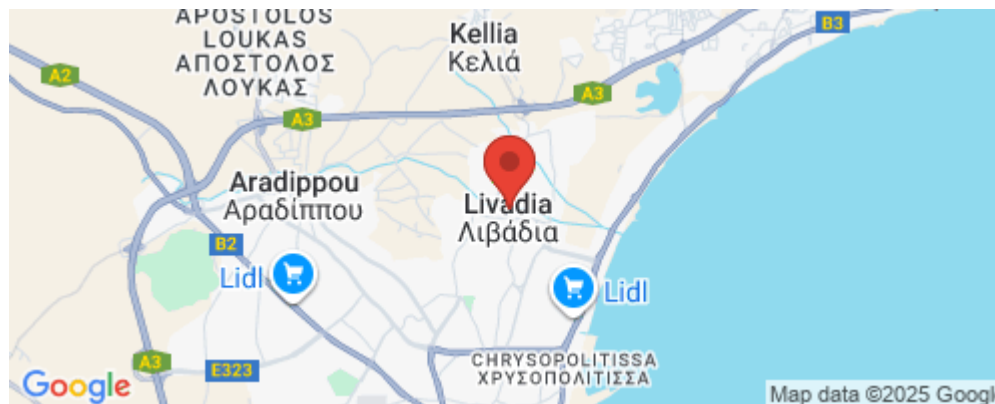


## 3 Bedroom House for Sale in Livadia Larnakas, Larnaca District

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

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>255</b>            |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>277</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>2256</b>               |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>3</b>                  |

### Amenities

#### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.9501281 / 33.627663**

## 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/m²</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

€435 000 on Dec 14, 2023

