

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

Brand new House built in a modern design in Livadia peacefull and nice area , very close to Larnaca Down Town , shops and services. Sell as it is with all furniture, fittings, kitchen electrical appliances and ac units. It is resale to subject to VAT. There is a green area at the back side of the house that can be used.

### Key Features

Plot size 230 sq.m.  
 Covered area 170 sq.m.  
 Covered Veranda 15 sq.m  
 Brand new  
 3 bedrooms  
 2 bathrooms plus a WC  
 Fully furnished  
 Electrical appliances  
 Air conditioning

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>185</b>			Reference Number	<b>49579</b>
Furnishing	<b>Furnished</b>			Property type	<b>House</b>
Heating	<b>Yes</b>	Plot area	<b>241</b>	Condition	<b>Pre-Owned</b>
Air Conditioning	<b>Yes</b>			Construction Year	<b>2023</b>
				Bathrooms	<b>2</b>
Amenities		Location			
• Garden		<b>Location:</b> Livadia Larnakas Region: <b>Larnaca</b>			

## Price: €385 000 + VAT

VAT for this property is **€29,447** or **€73,150**. 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>~€12 000.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 081.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>

Phone: **+35725310243, +35770000889**

## Price change history

€395 000 on May 24, 2024

€380 000 on Sep 25, 2024

€385 000 on Oct 15, 2024





