

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

New project is located in one of Larnaca's best residential neighborhoods in a quiet area with many parks and only 530m away from the beach. The project features a private driveway entry offering privacy and security. Furthermore, each house features a private swimming pool and a roof garden. The project is located just 8 minutes drive from the city centre, 5 minutes from the New Marina & Port. The Main International Airport is only 15 minutes drive from the project.

Energy class A

AVAILABILITY

House

Internal area 155 + 14 sq.m.

Roof garden 32 sq.m.

Delivery 13-14 months from signing the Contract of sale.

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**169**

Plot area

**170**

Pool

**Private, Yes**

Reference Number

**51783**

Property type

**House**

Condition

**Under Construction**

Construction Year

**2025**

Bathrooms

**2**

### Amenities

- Roof Garden

### Location

**Location:** Livadia Larnakas Region: **Larnaca**

## Price: €486 000 + VAT

VAT for this property is **€31,949** or **€92,340**. 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>€2 876.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€486 000 on May 26, 2024













