

## 6+ Bedroom House for Sale in Livadia Larnakas, Larnaca District

Breathtaking, Fully Renovated, Six Bedrooms House for sale in Livadia, Larnaca. The property is in a quiet and newly built neighborhood located 10  minutes' drive from Larnaca city center. Close to amenities including schools, supermarket, banks, shops etc. Easy access is also offered to all major towns in Cyprus such as the capital of Nicosia and the famous Agia Napa resort, via the highway. Larnaca international Airport is only 15 minutes away.

House for sale in Larnaca, Livadia area. The property consists of an open plan kitchen, living and dining area and guest toilet. The upper floor consists of four bedrooms two of them with en suite shower with wc. Also the property has a ...

| <b>Property Info</b> |                       | <b>Plot / Area Info</b> |                     | <b>Additional info</b> |                  |
|----------------------|-----------------------|-------------------------|---------------------|------------------------|------------------|
| Covered Area         | <b>529</b>            | Plot area               | <b>582</b>          | Reference Number       | <b>41364</b>     |
| Covered Veranda      | <b>50</b>             | Pool                    | <b>Yes</b>          | Property type          | <b>House</b>     |
| Furnishing           | <b>Furnished</b>      | Parking                 | <b>Covered, Yes</b> | Condition              | <b>Pre-Owned</b> |
| Air Conditioning     | <b>All rooms, Yes</b> |                         |                     | Bathrooms              | <b>1</b>         |

### Amenities

- Guest WC

### Location

**Location:** Livadia Larnakas  
Region: **Larnaca**  
Coordinates: **34.9531678 / 33.6366069**

## Price: €1 300 000 + VAT

VAT for this property is **€195,393** or **€247,000**. 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>~€48 600.00</b>             |                 |             |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€2 457.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€1 300 000 on Aug 5, 2024













