

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

Dazzling, Detached, Three Bedroom House for Sale in Livadia Area, Larnaca. Amazing location, situated close to amenities and services such as schools, supermarkets, coffee shops, kiosks and other amenities. 500 m from the beach and a short drive to Larnaca Town Center. In addition, the property has excellent access to the Larnaca, Ayia Napa, Nicosia Motorway and to the Dekeleia road beachfront.



House for sale in Livadia area, Larnaca. The property consists of 3 bedrooms, open plan kitchen, living and dining area, A/C, central heating, one bath, one shower en-suite, 3WC, covered parking, 72.8 sq. m of roof garden, Jacuzzi, BBQ area, private swimming pool, covered verandas and a beau...

### Property Info

Covered Area	<b>142</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>239</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>40229</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

- Guest WC

### Location

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.957300350528 / 33.646840761934**

**Price: €590 000 + VAT**

VAT for this property is **€29,500** or **€112,100**. 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>€4 155.00/m<sup>2</sup></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: +35724003723			

**Price change history**

€590 000 on Aug 9, 2024







