

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

Semi-Detached, Three Bedrooms House for Sale in Livadia, Larnaca. The property is in a quiet and 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 a separate kitchen with dining area, living and dining area, A/C, electrical appliances, fire place, three bedrooms, one shower en suite, one bathroom, 2wc, fire place, garden and parking space. <...

### Property Info

Covered Area **220**  
Furnishing **Unfurnished**

### Plot / Area Info

Plot area **405**  
Parking **Covered, Yes**

### Additional info

Reference Number **42464**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

- Garden

### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
Coordinates: **34.9511628 / 33.6269563**

## Price: €360 000 + VAT

VAT for this property is **€34,036** or **€68,400**. 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>~€11 000.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 636.00/m²</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

€360 000 on Aug 9, 2024







