

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

Spacious, 3+1 Detached House in Livadia Area, Larnaca. The village of Livadia provides all amenities including major supermarket, bank, medical facilities, schools, bus service, a variety of shops, pharmacy etc. A short drive to the beach, the harbour and Larnaca Town. Within easy access to Larnaca, Ayia Napa, Nicosia motorway.



Double Storey House for sale in Larnaca, Livadia area. The property is built in a plot of 396 sq.m and has internal covered area of 175.75 sq.m. The house, on the ground floor consists of a spacious open plan kitchen with dining area, living room, guest toilet and sitting area. Internal stairs lead to the first floor which consists of three bedrooms, an en-su...

#### Property Info

Covered Area **184**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **396**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **44909**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **1**  
 View **Sea view**

#### Amenities

- Guest WC

#### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
 Coordinates: **34.957900765348 / 33.625776209193**

## Price: €455 000 + VAT

VAT for this property is **€34,521** or **€86,450**. 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>€2 473.00/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

€455 000 on Aug 9, 2024













