


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

Our new project is located in Larnaca's best residential neighborhood with many parks and only 530meters from the seafront. The project is located just 8 minutes drive from the city centre and nearby the large development of the Larnaca Land of Tomorrow Development Project which will increase the value of the property in the coming years. The Main International Airport is only 15minutes drive from the project. 

Plot size: 170sq.m.  
 Interior Areas: 155sq.m.  
 Ground floor veranda: 15sq.m.  
 First floor balcony: 9sq.m.  
 Roof garden area 32sq.m.  
 Storage room roof garden: 14sq.m...

#### Property Info

Covered Area	<b>178</b>
Covered Veranda	<b>9</b>
Uncovered Veranda	<b>47</b>
Energy Efficiency	<b>N/A</b>

#### Plot / Area Info

Plot area	<b>170</b>
Pool	<b>Yes</b>
Parking	<b>No</b>

#### Additional info

Reference Number	<b>1790</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

#### Amenities

- Elevator

#### Location

**Location:** Livadia Larnakas                      Region: **Larnaca**  
**Coordinates:** **34.955298 / 33.6470012**

## Price: €486 000 + VAT

VAT for this property is **€35,003** 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>€2 730.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€483 000 on Sep 23, 2023

€531 000 on Jan 17, 2024

€486 000 on Mar 7, 2025

