

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

Semi detached house for sale 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. The luxurious villa located in the heart of the prestigious & calm area of Livadia in Larnaca facing a spacious public garden. The project is set next to the New Marina and Port Of Larnaca. A short drive to the beach, the harbour and Larnaca Town. Within easy access to Larnaca, Ayia Napa, Nicosia motorway.



House for sale in Larnaca, Livadia area. The property has internal covere area of 145 sqm in a plot of 170sq m. The house is double storey, on the ground floor consis...

#### Property Info

Covered Area **145**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **170**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **44660**  
 Property type **House**  
 Condition **Pre-Owned**

#### Amenities

- Guest WC

#### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
 Coordinates: **34.946241285452 / 33.624954849243**

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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>~€7 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 828.00/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: <b>+35724003723</b>			

## Price change history

€265 000 on Jan 15, 2025







