

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

Beautiful three bedroom villa for sale in Livadia , Larnaca



It is located in a quite beautiful area like a private neighborhood just 5 minutes walking distance to the beach with all the essential amenities nearby.

This beautiful home offers 180m<sup>2</sup> of internal space on a 290m<sup>2</sup> plot, providing the perfect blend of comfort and style. It features three spacious bedrooms, including a luxurious master suite, while the other two rooms share a well-appointed bathroom. A convenient guest bathroom adds extra functionality.

Outside, a stunning pool invites you to relax, and the rooftop garden of 50m<sup>2</sup> offers a serene escape with breathtaking views.

#### Property Info

Covered Area	<b>180</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>No</b>

#### Plot / Area Info

Plot area	<b>290</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>54713</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

#### Amenities

- Balcony

#### Location

**Location:** Livadia Larnakas  
**Coordinates:** **34.953254579092 / 33.648561013042**

Region: **Larnaca**

## Price: €650 000 + VAT

VAT for this property is **€47,667** or **€123,500**. 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>€3 611.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

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## Price change history

€650 000 on Jan 31, 2025







