

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

Modern Double Story 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. Within easy access to Larnaca, Ayia Napa, Nicosia motorway.



Semi Detached House for sale in Larnaca, Livadia area. The property has internal covered area of 140 sq m in a plot of 278 sq m. The house on the ground floor comprises an open plan living/dining area, a custom made kitchen and a guest toilet. On the first floor consists of 3 bedr...

### Property Info

Covered Area **140**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **278**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **45595**  
Property type **House**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Guest WC

### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
Coordinates: **34.9485525 / 33.6282129**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>€2 500.00/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

€350 000 on Mar 12, 2025

