

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

A contemporary three-bedroom villa perfectly designed for modern living just a few minutes from the beach. With easy access to the best shopping, dining, and entertainment that Larnaca has to offer. The villa has ample, comfortable interior space and spacious balconies. European ceramic tiles in bathrooms and living areas, high-end kitchen cabinets and wardrobes, Energy Class A with an installed photovoltaic system, thermal aluminum window frames with double-glazing, security entrance doors and intercom system, high-standard sanitary ware from top European brands, provision for electric car charging, parking area lighting will be controlled by movement sensors and many more. There is the ...

### Property Info

Covered Area  
Covered Veranda  
Uncovered Veranda

**174**  
**18**  
**9**

### Plot / Area Info

Plot area **267**

### Additional info

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms  
View

**52587**  
**House**  
**Under Construction**  
**2027**  
**3**  
**Sea view**

### Amenities

- Garden

### Location

**Location:** Livadia Larnakas Region: **Larnaca**

## Price: €545 000 + VAT

VAT for this property is **€37,774** or **€103,550**. 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>€3 132.00/m²</b>		

## Representative: G&P Lazarou Estate Agents

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## Price change history

€545 000 on Mar 22, 2025





