

4 Bedroom House for Sale in Larnaca District

Welcome to a charming collection of contemporary 3- and 4-bedroom villas, perfectly designed for modern living just moments away from the beach. Situated in the serene and green area of Livadia, it gives easy access to the best shopping, dining, and entertainment options that Larnaca has to offer.

Each villa boasts ample and comfortable interior spaces, allowing for a relaxed and spacious living environment. The inclusion of high-quality European ceramic tiles in the bathrooms and living areas, as well as high-standard kitchen cabinets and wardrobes, showcases the attention to detail and commitment to quality in the design.

For those seeking the ultimate in luxury, the develop...



| Property Info |     | Plot / Area Info               |     | Additional info   |       |
|---------------|-----|--------------------------------|-----|-------------------|-------|
|               |     |                                |     | Reference Number  | 95111 |
| Covered Area  | 203 | Plot area                      | 351 | Property type     | House |
|               |     |                                |     | Construction Year | 2027  |
|               |     |                                |     | Bathrooms         | 3     |
| Amenities     |     | Location                       |     |                   |       |
|               |     | Region: Larnaca                |     |                   |       |
|               |     | Coordinates: 34.9517 / 33.6415 |     |                   |       |

## Price: €678 000 + VAT

VAT for this property is **€58,682** or **€128,820**. 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>~€23 720.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 340.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
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## Price change history

€678 000 on Mar 24, 2025









