

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

Welcome to a modern residential complex of 10 beautifully designed homes located in the rapidly growing area of Livadia, Larnaca. This two-storey development offers stylish 3-bedroom houses that perfectly blend functionality, comfort, and contemporary aesthetics.

Property Features:

3 Bedrooms | 2 Bathrooms | Guest WC

Open-plan living area with custom-made kitchen

Private garden and covered verandas with neighborhood views

Private parking space

Large double-glazed thermal aluminum windows for energy efficiency

High-quality interior doors with solid wood frames and matte laminate finish

1,000L water tank with solar panel & electric ...

#### Property Info

Covered Area	<b>125</b>
Covered Veranda	<b>6</b>

#### Plot / Area Info

Plot area	<b>153</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>236313</b>
Property type	<b>House</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

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

## Price: €325 000 + VAT

VAT for this property is **€16,250** or **€61,750**. 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>~€9 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 600.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€325 000 on Apr 11, 2025



