

3 Bedroom House for Sale in Livadia Larnakas, Larnaca District

This project is a collection of contemporary three- and four-bedroom villas perfectly designed for modern living, situated in Larnaca, just moments from the beach. Each villa has been thoughtfully designed with the highest level of quality and attention to detail, featuring spacious interiors and high-end finishes. The villas offer ample living space, with open-plan layouts that seamlessly blend indoor and outdoor living. With easy access to the best shopping, dining, and entertainment that Larnaca has to offer, this development is an amazing place to call home. ✖

Delivery date: 18 months from the signing of the sales agreement.

Property Info		Plot / Area Info		Additional info	
Covered Area	167				
Covered Veranda	21	Plot area	189	Reference Number	3943
Uncovered Veranda	13	Parking	Covered, Yes	Property type	House
Energy Efficiency	A			Bathrooms	2
Amenities		Location			
• Roof Garden		Location: Livadia Larnakas Coordinates: 34.958865818898 / 33.649202588992			
				Region: Larnaca	

Price: €460 000 + VAT

VAT for this property is **€29,556** or **€87,400**. 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	Excluded	Title transfer fee	~€15 000.00	Common expenses	None
		Price per SQM	€2 754.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€460 000 on Apr 17, 2025

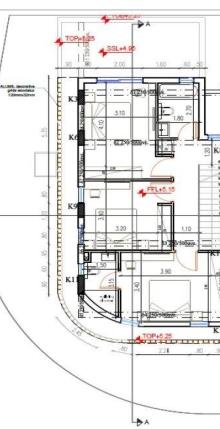




FLOORPLANS – V05



Ground floor



First floor



Roof