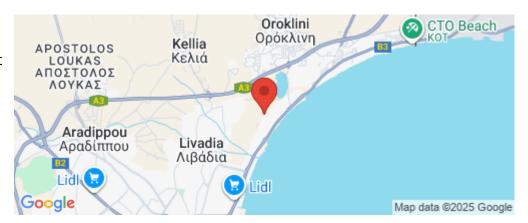


3 Bedroom House for Sale in Livadia Larnakas, Larnaca District

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 Covered Veranda	161 19	Plot area	210	Reference Number	3945
Uncovered Veranda	10			Property type	House
Energy Efficiency	Α			Bathrooms	2

Amenities Location

• Roof Garden Location: Livadia Larnakas Region: Larnaca

Coordinates: 34.958865818898 / 33.649202588992



Price: €515 000 + VAT

VAT for this property is €30,676 or €97,850. 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 ~€17 200.00

Price per SQM €3 199.00/m²

Common expenses None

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

€490 000 on Apr 17, 2025 €515 000 on Nov 25, 2025

















