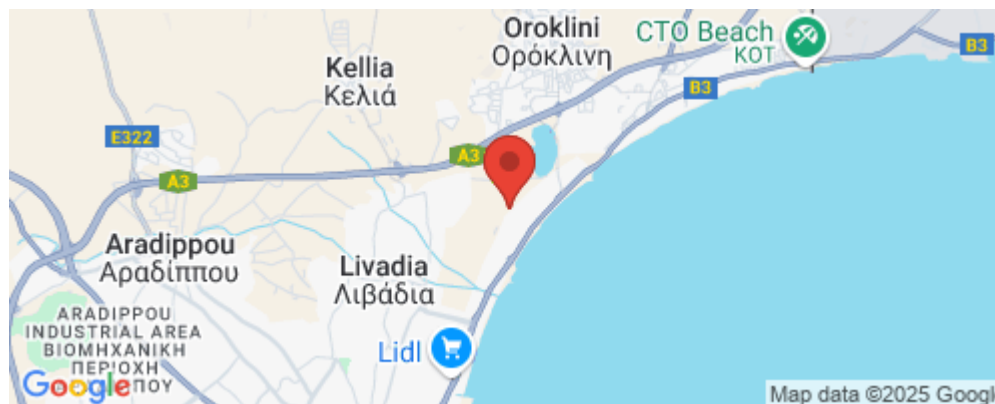


## 3 Bedroom House for Sale in Livadia Larnakas, Larnaca District

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

|                   |            |
|-------------------|------------|
| Covered Area      | <b>174</b> |
| Covered Veranda   | <b>15</b>  |
| Uncovered Veranda | <b>9</b>   |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

Plot area **267**

### Additional info

|                  |              |
|------------------|--------------|
| Reference Number | <b>3948</b>  |
| Property type    | <b>House</b> |
| Bathrooms        | <b>2</b>     |

### Amenities

- Roof Garden

### Location

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.958865818898 / 33.649202588992**

## 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>~€18 400.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 132.00/m²</b> |                 |             |

## Representative: RealDeal Estates

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

## Price change history

€545 000 on Apr 17, 2025







## FLOORPLANS – V14



Ground floor

First floor

Roof garden