

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

For sale a new 3 bedroom house located in one of the most prestigious areas of Livadia Larnaca. The project overlooks the public garden and the sea, is located just 2 minutes from the beach with easy access to local amenities, offering all the elements for a relaxing, comfortable and serene life. Covered and open verandas. Garden. Storage room. Covered parking. This villa consists of two floors (69 and 82 m<sup>2</sup>, respectively) and includes: 3 bedrooms 3 bathrooms Parking space Covered veranda (17 m<sup>2</sup>) Open veranda (7 m<sup>2</sup>) Covered garage (16.5 m<sup>2</sup>) Private garden (196 m<sup>2</sup>)

### Property Info

Covered Area **334**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **149284**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

#### Location

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

## Price: €475 000 + VAT

VAT for this property is **€60,385** or **€90,250**. 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.

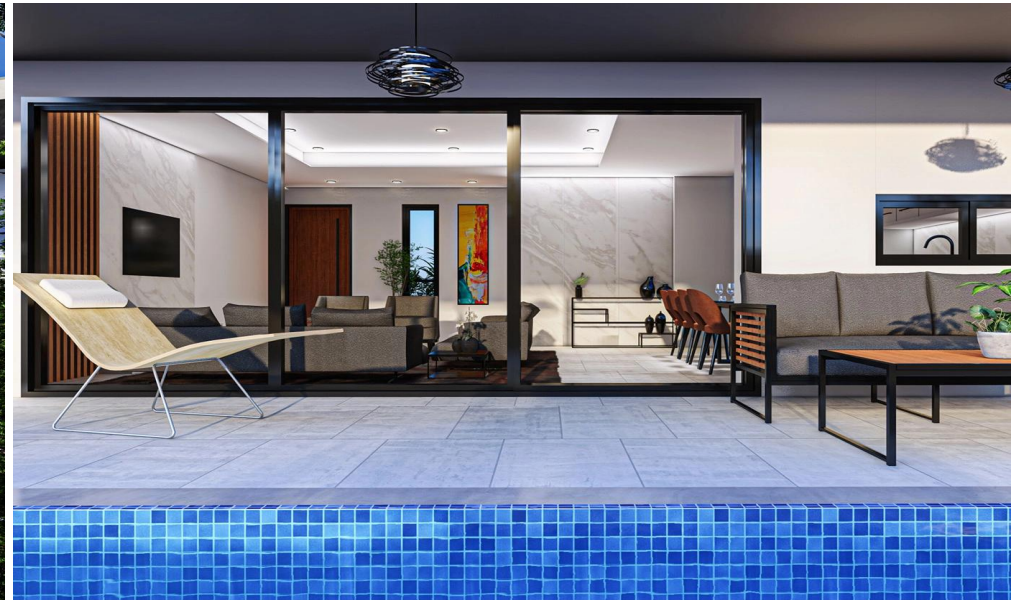
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 422.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

## Price change history

€475 000 on Apr 22, 2025



## GROUND FLOOR



## FIRST FLOOR

