

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

Spacious, 4 bedroom house for sale in a newly developed and peaceful location of Livadia, Larnaca. The village of Livadia provides all amenities including schools, supermarket, bank, shops etc. The project is within close proximity to the beach the harbour and Larnaca Town. Easy access to Larnaca, Ayia Napa, Nicosia motorway.



House for sale in Larnaca, Livadia area, Larnaca. The property consists of 4 bedrooms, separate kitchen, lounge, diner, 1 bathroom, 1 shower en suite, 3wc, covered parking, A/C, Central Heating, garden and barbeque area.

Extra: Barbeque area, Central Heating, Garden, Full A/C

### Property Info

Covered Area **220**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **337**  
 Parking **Covered, Yes**

### Additional info

Reference Number **25134**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

- BBQ zone

### Location

**Location:** Livadia Larnakas  
 Coordinates: **34.942478499479 / 33.619001398139**  
 Region: **Larnaca**

**Price: €395 000 + VAT**

VAT for this property is **€37,345** or **€75,050**. 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>~€12 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 795.00/m²</b>		

**Representative: Kalogirou Real Estate**

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License number	<b>569/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€340 000 on Jun 3, 2025

€370 000 on Jun 4, 2025

€395 000 on Oct 3, 2025

























