

2 Bedroom House for Sale in Livadia Larnakas, Larnaca District

Elegant 2-Bedroom Villa with Private Garden, Optional Pool & Uncovered Roof Terrace – Just Minutes from the Mediterranean Sea.



This beautifully designed 2-bedroom villa is part of an exclusive residential development located just a few minutes from the serene Mediterranean coastline. Surrounded by a private garden, with the option for a swimming pool and an uncovered roof terrace, the home offers the perfect blend of comfort, outdoor living, and style.

Set in a peaceful and eco-friendly area of Larnaca, the project is ideal for families or individuals seeking a quiet lifestyle with convenient access to all essential amenities — including shops, restaurants, schools, ...

Property Info

Covered Area	111
Covered Veranda	11
Uncovered Veranda	7

Plot / Area Info

Plot area	132
Parking	Covered, Yes

Additional info

Reference Number	6640
Property type	House
Condition	Brand New
Bathrooms	3

Amenities

- Roof Garden

Location

Location: Livadia Larnakas
Coordinates: **34.952455497671 / 33.631607322684**

Region: **Larnaca**

Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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	None	Common expenses	None
		Price per SQM	€2 883.00/m²		

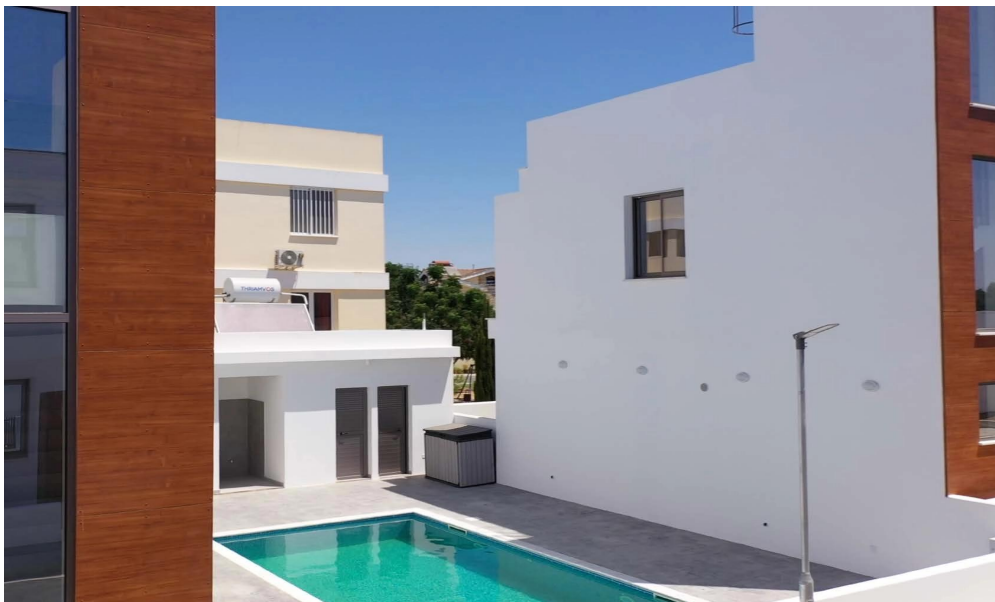
Representative: RealDeal Estates

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

Price change history

€320 000 on Jun 6, 2025





VILLA C2

Plot Area: 132 SQM
2 Bedrooms - 3 Bathrooms

Internal Area
Ground Floor: 48 SQM
First Floor: 52 SQM
Total Area: 100 SQM

Covered Veranda: 11 SQM
Uncovered Veranda: 7 SQM
Covered Garage: 16.5 SQM
Garden: 46 SQM

Total Area: 180.5 SQM

