

## 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	<b>111</b>
Covered Veranda	<b>11</b>
Uncovered Veranda	<b>7</b>

### Plot / Area Info

Plot area	<b>132</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>6640</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 883.00/m²</b>		

## Representative: RealDeal Estates

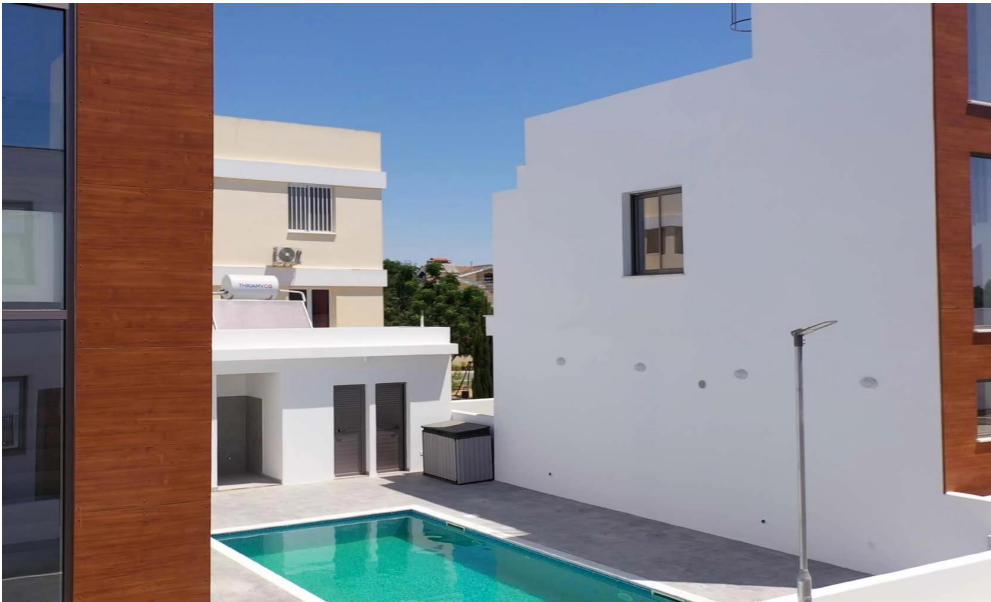
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€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

