

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		Plot / Area Info	•	Additional info	
Covered Area Covered Veranda Uncovered Veranda	111 11 7			Reference Number	6640
		Plot area Parking	132 Covered, Yes	Property type	House
				Condition	Brand New
				Bathrooms	3

Amenities Location

• Roof Garden Location: Livadia Larnakas Region: Larnaca

Coordinates: 34.952455497671 / 33.631607322684



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	Eveluded	Title transfer fee	None	Common avnances	None
	Price per SQM	€2 883.00/m ²	Common expenses	None	

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



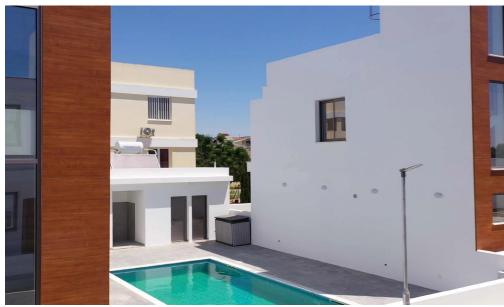














VILLA C2

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



