

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

New villa with swimming pool for sale in a modern residential complex next to the sea, located in the prestigious area of Livadia, Larnaca. The center of Larnaca is just a few minutes away by car. The entire urban infrastructure is close by. On the ground level there is a spacious living room with an open-plan kitchen and access to a veranda with a swimming pool, barbecue area and pool shower, as well as a guest toilet and a covered parking area of 24m2. On the second level there are three cozy bedrooms, including the master bedroom with its own bathroom and dressing room, and a separate bathroom for the other two bedrooms. On the third level there is a roof terrace with views of the surrou...

### Property Info

Covered Area **245**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **163467**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **4**

### Amenities

#### Location

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

**Price: €590 000 + VAT**

VAT for this property is **€61,529** or **€112,100**. 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>~€20 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 408.00/m<sup>2</sup></b>		

**Representative: DOM Real Estate**

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**Price change history**

€590 000 on Jun 28, 2025

