

4 Bedroom House for Sale in Livadia Larnakas, Larnaca District

☐ Contemporary Coastal Living – Luxury Villa for Sale in Larnaca ☐ ☐ Just 5 Minutes from Larnaca Town Centre | Only 600m from the Beach Nestled within an established and highly sought-after residential area, this exceptional 4-bedroom, 4-bathroom villa located an area earmarked for strong growth and future value appreciation.

☐ Property Highlights: Land Area: 224 m²

Total House Area: 166.6 m² Ground Floor: 66.4 m² First Floor: 72.7 m²

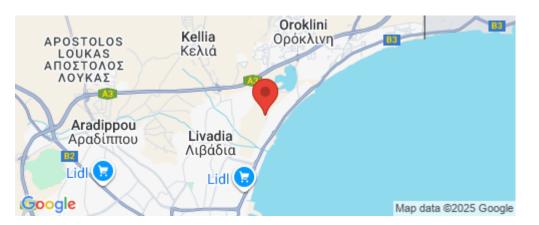
Roof Garden Enclosed Area: 27.5 m²

Garage: 24.2 m²

Covered Verandas: 17.8 m² (Ground Level), 9.2 m² (First Level)

Roof Garden Veranda: 28.4 m²

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Property Info		Plot / Area Info		Additional info	
Covered Area	217.8				
Covered Veranda	27	Plot area Pool Parking	224 Private, Yes Covered, Yes	Property type	House
Uncovered Veranda	28.4			Condition	Brand New
Floor Number	3			Construction Year	2024
Total Number of Floors	3			Bathrooms	4
Furnishing	Partially furnished			View	City view, Mountains view,
Floor Type	Ceramic				Sea view
Energy Efficiency	A			Complex	Mesoyios Park Residences
Heating	No			Developer	Livadhiotis Developers
Air Conditioning	All rooms, Partial, Yes				



- Air Conditioning
- Balcony
- BBQ zone
- Garden
- Guest WC
- Parking
- Pool
- Roof Garden
- Storage room

Location

Location: Livadia Larnakas Region: **Larnaca**

Coordinates: **34.95672** / **33.64642**



Price: €650 000 + VAT

VAT for this property is €60,597 or €123,500. 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

Price per SQM €2 995.00/m²

Common expenses None

Price change history

€650 000 on Jul 14, 2025





