



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

Covered Area	217.8
Covered Veranda	27
Uncovered Veranda	28.4
Floor Number	3
Total Number of Floors	3
Furnishing	Partially furnished
Floor Type	Ceramic
Energy Efficiency	A
Heating	No
Air Conditioning	All rooms, Partial, Yes

Plot / Area Info

Plot area	224
Pool	Private, Yes
Parking	Covered, Yes

Additional info

Property type	House
Condition	Brand New
Construction Year	2024
Bathrooms	4
View	City view, Mountains view, Sea view
Complex	Mesoyios Park Residences
Developer	Livadhiotis Developers



Amenities

- 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	Common expenses	None
		Price per SQM	€2 995.00/m²		

Price change history

€650 000 on Jul 14, 2025





