

## 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 m<sup>2</sup>

Total House Area: 166.6 m<sup>2</sup>

Ground Floor: 66.4 m<sup>2</sup>

First Floor: 72.7 m<sup>2</sup>

Roof Garden Enclosed Area: 27.5 m<sup>2</sup>

Garage: 24.2 m<sup>2</sup>

Covered Verandas: 17.8 m<sup>2</sup> (Ground Level), 9.2 m<sup>2</sup> (First Level)

Roof Garden Veranda: 28.4 m<sup>2</sup>

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### Property Info

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

### Plot / Area Info

Plot area	<b>224</b>
Pool	<b>Private, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

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

- 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 995.00/m<sup>2</sup></b>		

## Price change history

€650 000 on Jul 14, 2025





