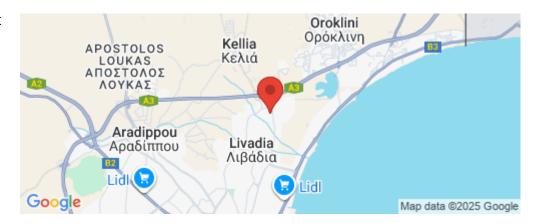


4 Bedroom House for Sale in Livadia Larnakas, Larnaca District

Indulge in luxury living at this exclusive villa in prime Livadia, Cyprus, just a 3-minute drive from Larnaca Dekelia Beach. Set on a spacious 738 sqm plot, the home offers 268 sqm of meticulously designed interiors. The open-plan kitchen, seamless indoor-outdoor flow, and private swimming pool create an oasis of sophistication.



With four generously sized ensuite bedrooms, a rooftop garden, and quality finishes throughout, the villa exemplifies modern elegance. A gazebo, bar, and landscaped gardens complete this dream residence.

Enjoy comfort and convenience in the heart of Livadia. The expansive outdoor areas feature "L"-shaped verandas and a refreshing pool, ideal ...

Property Info		Plot / Area Info		Additional info	
				Reference Number	8212
Covered Area	268	Plot area	738	Property type	House
Total Number of Floors	2	Pool	Yes	Condition	Under Construction
				Bathrooms	5+

Amenities Location

Location: Livadia Larnakas Region: **Larnaca**

Coordinates: **34.959076849756** / **33.633967623898**



Price: €970 000 + VAT

VAT for this property is €108,293 or €184,300. 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	Evaluated	Title transfer fee	None		
	Excluded	Price per SOM	€3 619.00/m²	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

€970 000 on Jul 31, 2025













