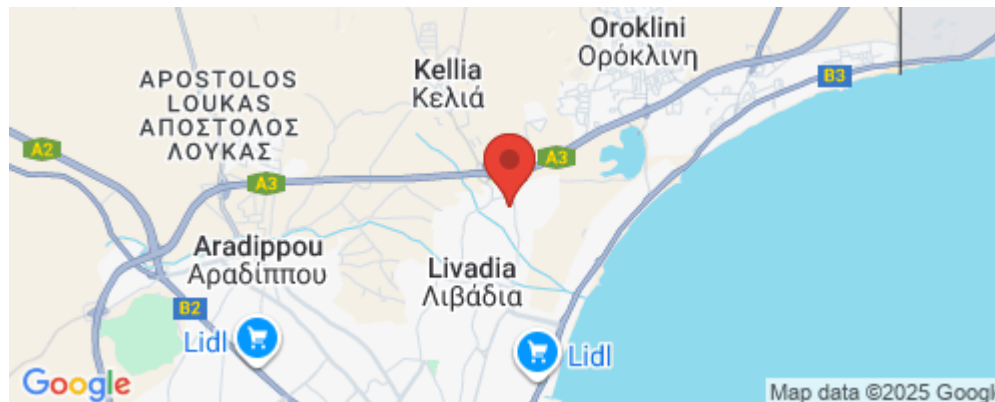


4 Bedroom House for Sale in Livadia Larnakas, Larnaca District

This luxurious detached villa, located in the prestigious area of Livadia, Cyprus, is just a 3-minute drive from the Larnaca-Dhekelia beach. Thoughtfully designed interiors, an open-plan kitchen, seamless indoor-outdoor transitions, and a private pool create an atmosphere of refined sophistication. The villa features 4 en-suite bedrooms, a rooftop garden, a gazebo, a bar, and beautifully landscaped gardens, embodying modern elegance. It offers spacious outdoor areas, including L-shaped verandas and a refreshing swimming pool, making it the perfect blend of comfort and style. The Project has EPC certificate with "A" Energy Efficiency Rating.



Property Info

Covered Area	268
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area	738
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Additional info

Reference Number	A0349-1
Property type	House
Condition	Pre-Owned
Bathrooms	1

Amenities

Location

Location: Livadia Larnakas Region: **Larnaca**
Coordinates: **34.95936 / 33.63395**

Price: €900 000 + VAT

VAT for this property is **€100,478** or **€171,000**. 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	~€32 600.00	Common expenses	None
		Price per SQM	€3 358.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

Registration number	Registration number 591	Email	sales@cyprus-alliance.com
License number	License 118/E	Legal name	Cyprus Developers Alliance (CDA Group)
Phone: +35725314237, +35797977765			

Price change history

€900 000 on Aug 26, 2025



