

## 5 Bedroom House for Sale in Livadia Larnakas, Larnaca District

This fully furnished 5-bedroom villa is located in the Dekelia area of Larnaca, just 450 meters from the sea. The property offers a spacious covered area of 265 sq.m. on a 564 sq.m. plot. It includes a private heated infinity pool with salt water, a roof garden, and a dedicated barbecue area. The villa is equipped with smart home features, including climate control, underfloor heating, video surveillance, and advanced security systems. The interior features a high-end kitchen with Miele appliances, multi-level lighting, luxury furniture, and an Italian rock crystal chandelier. Each bedroom has a veranda and built-in wardrobes, while the master suite includes a large en-suite bathroom and ...



### Property Info

Covered Area	<b>265</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area	<b>564</b>
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### Additional info

Reference Number	<b>B063-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.95476 / 33.64685**

## Price: €970 000 + VAT

VAT for this property is **€107,432** 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	<b>Excluded</b>	Title transfer fee	<b>~€35 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 660.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€970 000 on Aug 26, 2025







