

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 | | Plot / Area Info | | Additional info | |
|------------------------|-----|----------------------------------|-----|------------------|-----------|
| Covered Area | 265 | Plot area | 564 | Reference Number | B063-1 |
| Floor Number | 1 | | | Property type | House |
| Total Number of Floors | 1 | | | Condition | Pre-Owned |
| | | | | Bathrooms | 1 |
| 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 | Excluded | Title transfer fee | ~€35 400.00 | Common expenses | None |
| | | Price per SQM | €3 660.00/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: +35725059360, +35797544416 | | | |

Price change history

€970 000 on Aug 26, 2025







