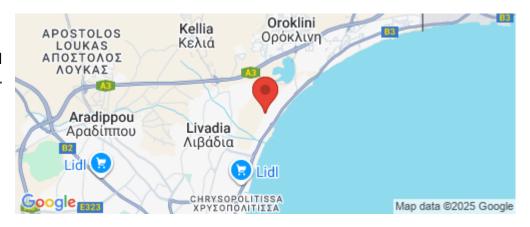


5 Bedroom House for Sale in Livadia Larnakas, Larnaca District

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	
Covered Area	265		
Floor Number	1	Plot area	564
Total Number of Floors	1		

Reference Number	B063-1	
Property type	House	
Condition	Pre-Owned	
Bathrooms	1	

Additional info

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

Price per SQM €3 660.00/m²

Common expenses None

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

€970 000 on Aug 26, 2025























