

3 Bedroom House for Sale in Livadia Larnakas, Larnaca District

Tucked away in one of Larnaca's most sought-after residential neighborhoods, this villa sits in a peaceful area surrounded by parks and lies just 550 meters from the beach. The property is accessed via a private driveway, ensuring a sense of privacy and added security. Each home within the project includes its own swimming pool and a rooftop garden, offering comfortable outdoor living. Conveniently positioned, the development is only 8 minutes from the city center, 5 minutes from the New Marina and Port, and sits beside the ambitious Larnaca Land of Tomorrow project. Larnaca's Main International Airport is a short 15-minute drive away. The Project has EPC certificate with R...

Property Info

Covered Area	169
Covered Veranda	14
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area **170**

Additional info

Reference Number	C024-5
Property type	House
Condition	Pre-Owned
Bathrooms	1

Amenities

Location

Location: Livadia Larnakas Region: **Larnaca**
Coordinates: **34.95541 / 33.64558**

Price: €486 000 + VAT

VAT for this property is **€31,949** or **€92,340**. 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	~€16 040.00	Common expenses	None
		Price per SQM	€2 876.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€486 000 on Aug 26, 2025







