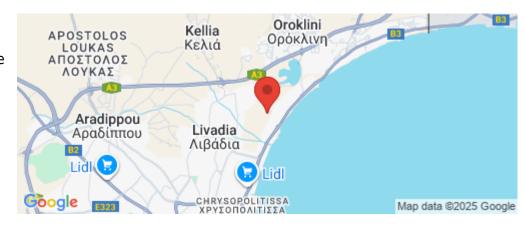


3 Bedroom House for Sale in Livadia Larnakas, Larnaca District

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 15minute drive away. The Project has EPC certificate with R...



Property Info		Plot / Area Inf	ō	Additional info
Covered Area	169	Plot area 170		Reference Number
Covered Veranda	14		170	Property type
Floor Number	1		1/0	Condition
Total Number of Floors	1			Bathrooms

C024-5 House

Pre-Owned

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

Price per SQM €2 876.00/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

€486 000 on Aug 26, 2025































