

### 3 Bedroom House for Sale in Oroklini, Larnaca District

For sale: This modern, key-ready villa in Livadia offers an internal space of 143 m<sup>2</sup>, featuring three spacious bedrooms and three bathrooms. Designed with comfort and style in mind, the property boasts an Energy Efficiency A rating, providing both luxury and low running costs. Built in 2024, the villa presents a fresh and contemporary atmosphere, perfect for immediate move-in.



Livadia is a vibrant and welcoming area known for its peaceful surroundings and beautiful views. The location is ideal for families and professionals, offering easy access to the highway for quick travel while maintaining a relaxed pace of life. Residents benefit from proximity to shops, restaurants, schools...

#### Property Info

Covered Area **143**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **202**  
 Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **27819**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

#### Amenities

- Storage room

#### Location

**Location:** Oroklini Region: **Larnaca**  
 Coordinates: **34.961202439991 / 33.641044708845**

## Price: €475 000 + VAT

VAT for this property is **€23,750** or **€90,250**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 322.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€475 000 on Sep 12, 2025

