

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

For sale: This modern, key-ready villa in Livadia offers an internal space of 143 m², 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		Plot / Area Info		Additional info	
Covered Area	143	Plot area	202	Reference Number	27819
Heating	Central Heating, Yes	Pool	Yes	Property type	House
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	Brand New
				Bathrooms	3
Amenities		Location			
• Storage room		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

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€475 000 on Sep 12, 2025

