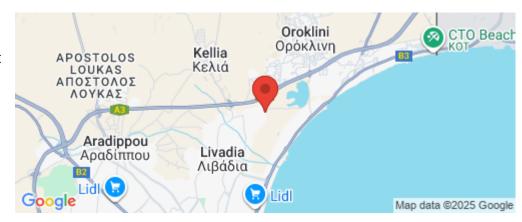


3 Bedroom House for Sale in Livadia Larnakas, Larnaca District

This elegant three-bedroom villa is part of a boutique development of five exclusive residences, set in the prestigious and peaceful neighborhood of Livadia, Larnaca. Facing a spacious public garden, the villa offers a perfect blend of modern design, comfort, and privacy.



Key Features:

- Prime location in a luxurious residential area
- Private swimming pool and landscaped surroundings
- Beautiful views of the public garden
- Only 2 minutes from the beach
- Energy Efficiency Category A

Property Info		Plot / Area Info	Additional info	
Covered Area	166		Reference Number	8867
Covered Veranda	23			
Uncovered Veranda	57	Plot area 20	Property type	House
Total Number of Floors	2		Condition	Brand New
Energy Efficiency	A		Bathrooms	3

Amenities Location



Location: Livadia Larnakas

Coordinates: **34.961969676307** / **33.642196664685**

Region: Larnaca



Price: €475 000 + VAT

VAT for this property is €30,160 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 Excluded	Evaluated	Title transfer fee	None	Common ovnonces	None
	Price per SQM	€2 861.00/m ²	Common expenses	None	

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: +35725255505, +35794001333

Price change history

€475 000 on Sep 13, 2025













6/6