


## 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

Covered Area	<b>166</b>
Covered Veranda	<b>23</b>
Uncovered Veranda	<b>57</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area **202**

### Additional info

Reference Number	<b>8867</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Roof Garden

### Location

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.961969676307 / 33.642196664685**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 861.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€475 000 on Sep 13, 2025







