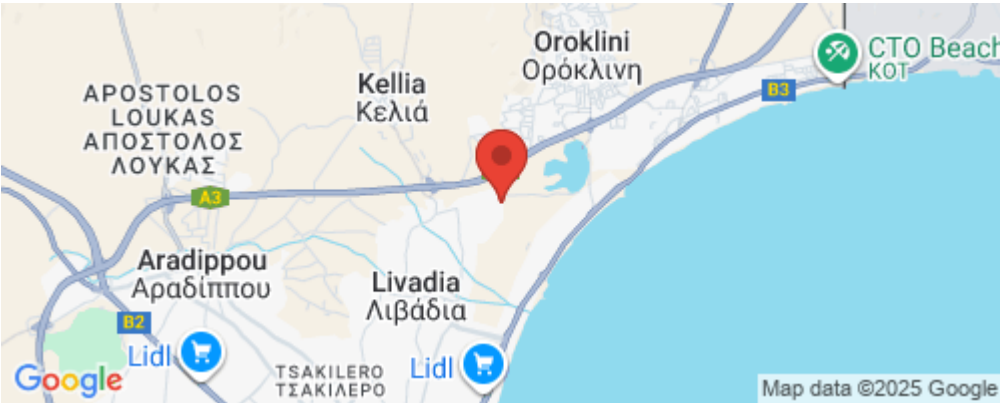


3 Bedroom House for Sale in Livadia Larnakas, Larnaca District

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	166
Covered Veranda	23
Uncovered Veranda	57
Total Number of Floors	2
Energy Efficiency	A

Plot / Area Info

Plot area 202

Additional info

Reference Number	8867
Property type	House
Condition	Brand New
Bathrooms	3

Amenities

Location

- Roof Garden

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 861.00/m²		

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





