

4 Bedroom House for Sale in Livadia Larnakas, Larnaca District

This elegant four-bedroom villa is part of a contemporary collection of six exclusive residences in the sought-after area of Livadia, Larnaca. Designed to combine style, comfort, and functionality, it offers spacious interiors and modern finishes that elevate everyday living.



Set on a generous plot, the villa features an open-plan layout with bright living spaces, four well-proportioned bedrooms, and four sleek bathrooms. It comes complete with a private swimming pool for refreshing escapes and a rooftop garden with panoramic views, creating the perfect setting for entertaining, sunbathing, or simply unwinding under the Mediterranean sky.

Located in thriving Livadia, the vil...

| Property Info          |     | Plot / Area Info                               |     | Additional info  |       |
|------------------------|-----|------------------------------------------------|-----|------------------|-------|
| Covered Area           | 206 | Plot area                                      | 314 | Reference Number | 9138  |
| Covered Veranda        | 36  | Pool                                           | Yes | Property type    | House |
| Total Number of Floors | 2   |                                                |     | Bathrooms        | 3     |
| Amenities              |     | Location                                       |     |                  |       |
| • Roof Garden          |     | Location: Livadia Larnakas                     |     |                  |       |
|                        |     | Coordinates: 34.955251831132 / 33.623056425861 |     |                  |       |
|                        |     | Region: Larnaca                                |     |                  |       |

## Price: €540 000 + VAT

VAT for this property is **€47,551** or **€102,600**. 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>~€18 200.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 621.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|                                          |              |            |                                                  |
|------------------------------------------|--------------|------------|--------------------------------------------------|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
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## Price change history

€540 000 on Sep 30, 2025



