

## 3 Bedroom House for Sale in Livadia Larnakas, Larnaca District

This stylish three-bedroom villa is part of a contemporary collection of six exclusive residences in the highly sought-after area of Livadia, Larnaca. 

Designed with both comfort and functionality in mind, it offers bright, spacious interiors and modern finishes that elevate everyday living.

Set on a generous plot, the villa features an open-plan layout with well-proportioned living spaces, three comfortable bedrooms, and three sleek bathrooms, creating an ideal environment for families or discerning homeowners.

Situated in thriving Livadia, the villa provides convenient access to local amenities, schools, and shops. The motorway is just minutes away, connecting you to Larnac...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>165</b>	Reference Number
Covered Veranda	<b>25</b>	Property type
Total Number of Floors	<b>2</b>	Bathrooms

Amenities	Location
<b>Location:</b> Livadia Larnakas	Region: <b>Larnaca</b>
Coordinates: <b>34.955251831132 / 33.623056425861</b>	

## Price: €395 000 + VAT

VAT for this property is **€24,777** or **€75,050**. 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 Price per SQM	<b>~€12 400.00</b> <b>€2 394.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€385 000 on Sep 30, 2025

€395 000 on Dec 4, 2025



