

## 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.

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>165</b>		Reference Number	<b>9140</b>
Covered Veranda	<b>25</b>	Plot area	Property type	<b>House</b>
Total Number of Floors	<b>2</b>		Bathrooms	<b>3</b>

Amenities	Location
	<b>Location:</b> Livadia Larnakas
	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>
-----	-----------------	-------------------------------------	--	-----------------	-------------

## 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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€385 000 on Sep 30, 2025

€395 000 on Dec 4, 2025



