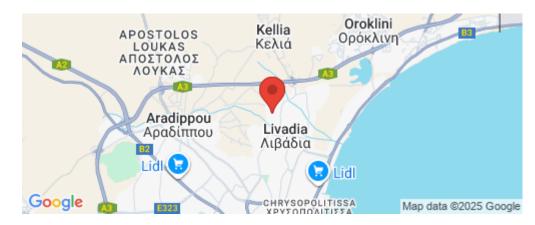


## 3 Bedroom House for Sale in Livadia Larnakas, Larnaca District

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 I	nfo	Additional info	
Covered Area	160			Reference Number	9142
Covered Veranda	25	Plot area	190	Property type	House
Total Number of Floors	2			Bathrooms	3

**Amenities Location** 

**Location:** Livadia Larnakas Region: **Larnaca** 

Coordinates: 34.955251831132 / 33.623056425861



**Price: €450 000 + VAT** 

VAT for this property is **€26,438** or **€85,500**. 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 ~€14 600.00

Price per SQM €2 813.00/m²

Common expenses None

## **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**

€450 000 on Sep 30, 2025















