

## 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 desirable area of Livadia, Larnaca. Designed with comfort and practicality in mind, it offers spacious interiors and modern finishes that provide a refined living experience for families and discerning homeowners.



Set on a generous plot, the villa features an open-plan layout with bright living spaces, four well-proportioned bedrooms, and three or four stylish bathrooms. The thoughtful design ensures a perfect balance between functionality and elegance.

Located in thriving Livadia, the villa provides convenient access to local amenities, schools, and shops. The motorway is...

### Property Info

Covered Area	<b>181</b>
Covered Veranda	<b>30</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Plot area **310**

### Additional info

Reference Number	<b>9144</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.955251831132 / 33.623056425861**

## Price: €490 000 + VAT

VAT for this property is **€36,249** or **€93,100**. 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>~€16 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 707.00/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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€490 000 on Sep 30, 2025

