

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

### Five-Bedroom Villa – Expansive Coastal Living

The five-bedroom villa is the most spacious and prestigious residence in the community, designed for those who value scale, privacy, and luxury. Just 200 meters from the sea, it offers generous interiors paired with outdoor spaces that can include a private swimming pool and landscaped garden. The villa’s ground floor is dedicated to open living, with a large lounge, dining area, and contemporary kitchen flowing together to create an elegant social hub. The design emphasizes natural light, with floor-to-ceiling windows opening onto verandas and gardens. A guest toilet, pantry, and storage areas add to the home’s functionality...

#### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>210</b> |
| Covered Veranda   | <b>29</b>  |
| Energy Efficiency | <b>A</b>   |

#### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>240</b> |
| Pool      | <b>Yes</b> |

#### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>236455</b>             |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>4</b>                  |
| View              | <b>Sea view</b>           |

#### Amenities

#### Location

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

## Price: €770 000 + VAT

VAT for this property is **€69,300** or **€146,300**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 667.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |   |
|---------------------|-----------------------------------|------------|---|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |   |

## Price change history

€770 000 on Oct 3, 2025



