

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

Welcome to a charming 3 bedroom villa, perfectly designed for modern living just moments away from the beach. The project is situated in the serene and green area of Livadia, it gives easy access to the best shopping, dining, and entertainment options that Larnaca has to offer. Each villa of the project boasts ample and comfortable interior spaces, allowing for a relaxed and spacious living environment. The inclusion of high-quality European ceramic tiles in the bathrooms and living areas, as well as high-standard kitchen cabinets and wardrobes, showcases the attention to detail and commitment to quality in the design. For those seeking the ultimate in luxury, the development ...



#### Property Info

Covered Area	<b>167</b>
Covered Veranda	<b>21</b>
Uncovered Veranda	<b>13</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>

#### Plot / Area Info

Plot area	<b>189</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>6501</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>1</b>

#### Amenities

- Parking

#### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.958736 / 33.649511**

## Price: €465 000 + VAT

VAT for this property is **€29,877** or **€88,350**. 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>€2 784.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€460 000 on Oct 8, 2025  
 €465 000 on Feb 11, 2026





