

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

Set in the rapidly developing neighbourhood of Livadia in Larnaca, this exclusive project of ten contemporary homes offers a harmonious blend of modern architecture and serene natural surroundings. Ideally located just five minutes from the beach, the development provides easy access to local amenities, schools, shops and key attractions – perfect for those seeking tranquillity and convenience.

The complex consists of elegant three-bedroom maisonettes, each residence is carefully crafted to enhance natural light and comfort – open-plan living & dining areas, spacious bedrooms with a peaceful ambiance, private garden and dedicated parking space, large windows framing ... 

### Property Info

Covered Area	<b>131</b>
Covered Veranda	<b>6</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>12832</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      **Region:** **Larnaca**  
**Coordinates:** **34.958508 / 33.625404**

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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>None</b> <b>€2 252.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€295 000 on Oct 8, 2025





