

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

Contemporary, Three Bedroom Villa for Sale in Livadia area, Larnaca. Located in a highly privileged area near the Land of Tomorrow development. The location offers convenient access to the beach just 5 minutes away while supermarkets and cafes are within close proximity, catering to daily needs. Additionally, the project is situated near schools and universities, making it an ideal choice for families, students and professionals alike.



Detached, double storey villa for sale in Livadia area, Larnaca. The ground floor consists of an open plan kitchen, living, dining area, office and guest wc. The upper floor consists of a three bedrooms, master bedroom in en suite with shower, and a ...

### Property Info

Covered Area  
Air Conditioning

**114**  
**All rooms, Yes**

### Plot / Area Info

Plot area **261**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **53417**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**

### Amenities

- Guest WC

### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
Coordinates: **34.95617545485 / 33.628832786864**

## Price: €490 000 + VAT

VAT for this property is **€24,500** 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 298.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

|                     |              |            |                                     |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number      | <b>569/E</b> | Legal name | <b>N/A</b>                          |
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## Price change history

€490 000 on Oct 18, 2025



