

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

Modern 5-Bedroom Villa in Livadia, Larnaka

The villa is situated within a complex of 13 villas and features both a private entrance and an entrance accessible from the complex.

Ground Floor (135 m²)
Open-plan living room
Kitchen with island bar
Separate salon
Garden with pool provision (4×8.5)
Covered veranda (4×5), ideal for outdoor dining
Fireplace (chimney)
Guest toilet

1st Floor (100m²)
3 spacious bedrooms (fits king-size beds)
1 master bedroom with walk-in wardrobe
Shared family bathroom

2nd Floor Studio/Office (60m²) Large room with private bathroom Balcony (4m x 5m) with...

Property Info		Plot / Area Info		Additional info	
Covered Area	295	Plot area	308	Reference Number	13525
Energy Efficiency Air Conditioning	A All rooms, Yes	Pool Parking	Yes Covered, Yes	Property type	House
				Condition	<b>Brand New</b>
				Bathrooms	3

## Amenities Location



Location: Livadia Larnakas Region: Larnaca



Price: €480 000 + VAT

VAT for this property is €57,031 or €91,200. 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	Excluded	Title transfer fee	None	Common evnences	None
		Price per SOM	€1 627.00/m <sup>2</sup>	Common expenses	None

## **Representative: 4BuyandSell**

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## **Price change history**

€500 000 on Oct 29, 2025 €480 000 on Nov 26, 2025











