

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

Corner, Detached, Three Bedroom House for Sale in Livadia area, Larnaca. The property it is ideally situated close to a plethora of amenities and services such as schools, banks, supermarkets, shops etc. It is located in a rapidly developing residential area with good access to the motorway, the town center and new seaside area of Dhekelia road. ✖

Two storey house for sale in Livadia area, Larnaca. The ground level consists of a living/dining/ kitchen in an open layout and guest wc. The first floor consists of three bedrooms, master is en suite (shower), and a main bathroom. Furthermore, the residence externally comprised of a garden, covered veranda and double covered parking.

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#### Property Info

Covered Area **141**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **206**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **53606**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
 Coordinates: **34.959042873819 / 33.618689923677**

## Price: €395 000 + VAT

VAT for this property is **€19,750** or **€75,050**. 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 | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 801.00/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>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€385 000 on Nov 5, 2025  
 €395 000 on Nov 26, 2025







