

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

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.



Double Storey house for sale in Livadia area, Larnaca. The ground floor consists of an open plan kitchen/ living/dining area and guest wc. The upper floor consists of 3 bedrooms, master bedroom en suite, and a main bathroom. The exterior of the house, consists of covered veranda, garden, provision for jacuzzi and parking for 2 cars.

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| Property Info    | Plot / Area Info      |           | Additional info     |  |
|------------------|-----------------------|-----------|---------------------|--|
| Covered Area     | <b>135</b>            | Plot area | <b>190</b>          | Reference Number <b>53607</b>  |
| Air Conditioning | <b>All rooms, Yes</b> | Parking   | <b>Covered, Yes</b> | Property type <b>House</b><br>Condition <b>Brand New</b><br>Bathrooms <b>2</b> |

| Amenities  | Location  | Region:        |
|------------|---|----------------|
| • Guest WC | <b>Location:</b> Livadia Larnakas<br><b>Coordinates:</b> <b>34.959042873819 / 33.618689923677</b> | <b>Larnaca</b> |

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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<br>Price per SQM | <b>None</b><br><b>€3 333.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€450 000 on Nov 5, 2025







