

5 Bedroom House for Sale in Livadia Larnakas, Larnaca District

This detached five-bedroom villa offers a generous layout designed for contemporary living, featuring expansive open-plan interiors that connect seamlessly with the outdoor areas. The modern kitchen complements the spacious living and dining zones, creating a functional environment for both everyday comfort and hosting. Set on a sizable plot, the residence includes a private overflow swimming pool, landscaped gardens, covered parking, and a dedicated BBQ area, providing ample space for relaxation and entertaining. High-quality finishes, aluminium frames, and the option to customise selected features add to the property’s overall appeal. With walking-distance access to key facilities...

Property Info		Plot / Area Info		Additional info	
Covered Area	200	Plot area	520	Reference Number	B580-1
				Property type	House
				Condition	Pre-Owned
Amenities		Location			
		Location: Livadia Larnakas		Region: Larnaca	
		Coordinates: 34.95227 / 33.6232			

**Price: €850 000 + VAT**

VAT for this property is **€72,250** or **€161,500**. 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	<b>~€30 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 250.00/m<sup>2</sup></b>		

**Representative: Cyprus Developers Alliance (CDA Group)**

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725059360, +35797544416</b>			

**Price change history**

€850 000 on Nov 30, 2025

