

## 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)

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## Price change history

€850 000 on Nov 30, 2025

