

3 Bedroom House for Sale in Livadia Larnakas, Larnaca District

New villa with swimming pool for sale in a modern residential complex next to the sea, located in the prestigious area of Livadia, Larnaca. The center of Larnaca is just a few minutes away by car. The entire urban infrastructure is close by. On the ground level there is a spacious living room with an open-plan kitchen and access to a veranda with a swimming pool, barbecue area and pool shower, as well as a guest toilet and a covered parking area of 24m2. On the second level there are three cozy bedrooms, including the master bedroom with its own bathroom and dressing room, and a separate bathroom for the other two bedrooms. On the third level there is a roof terrace with views of the surrou...

Property Info

Covered Area **245**
 Furnishing **Unfurnished**
 Energy Efficiency **A**
 Air Conditioning **All rooms, Yes**

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **194446**
 Property type **House**
 Condition **Pre-Owned**
 Bathrooms **4**

Amenities

Location

Location: Livadia Larnakas Region: **Larnaca**

Price: €490 000 + VAT

VAT for this property is **€51,100** or **€93,100**. 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	~€16 200.00	Common expenses	None
		Price per SQM	€2 000.00/m²		

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
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Price change history

€560 000 on Dec 20, 2025
 €550 000 on Dec 27, 2025
 €530 000 on Jan 9, 2026
 €520 000 on Jan 15, 2026
 €490 000 on Feb 6, 2026

