

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

Set in the rapidly developing neighbourhood of Livadia in Larnaca, this exclusive project of ten contemporary homes offers a harmonious blend of modern architecture and serene natural surroundings. Ideally located just five minutes from the beach, the development provides easy access to local amenities, schools, shops and key attractions – perfect for those seeking tranquillity and convenience.

The complex consists of five twin villas, offering ten modern three-bedroom homes designed for comfort and privacy. Each residence is carefully crafted to enhance natural light and comfort – open-plan living & dining areas, spacious bedrooms with a peaceful ambiance, private g...



### Property Info

Covered Area **132**  
Covered Veranda **9**  
Furnishing **Unfurnished**  
Energy Efficiency **A**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **148**  
Parking **Covered, Yes**

### Additional info

Reference Number **16259**  
Property type **House**  
Condition **Under Construction**  
Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas  
**Region:** **Larnaca**  
**Coordinates:** **34.958508 / 33.625404**

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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 Price per SQM	<b>None</b> <b>€2 273.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€300 000 on Jan 30, 2026













