

### 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: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 045.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€300 000 on Jan 30, 2026  
 €270 000 on Mar 21, 2026













