

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		Plot / Area Info		Additional info	
Covered Area	148			Reference Number	16267
Covered Veranda	9	Plot area	278	Property type	House
Furnishing	Unfurnished	Parking	Covered, Yes	Condition	Under Construction
Energy Efficiency	A			Bathrooms	2
Air Conditioning	All rooms, Yes				
Amenities		Location			
• Parking		Location: Livadia Larnakas		Region: Larnaca	
		Coordinates: 34.958508 / 33.625404			

Price: €340 000 + VAT

VAT for this property is **€17,000** or **€64,600**. 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 Price per SQM	None €2 297.00/m²	Common expenses	None
-----	-----------------	-------------------------------------	---	-----------------	-------------

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd

Phone: **+35726080180, +35797612926**

Price change history

€340 000 on Jan 30, 2026













