

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

Semi-Detached, Three Bedroom House with Roof Garden in Livadia area, Larnaca. The village of Livadia provides all amenities including major supermarket, bank, medical facilities, schools, bus service, a variety of shops, pharmacy etc. The luxurious villa located in the heart of the prestigious & calm area of Livadia in Larnaca facing a spacious public garden. Within easy access to Larnaca, Ayia Napa, Nicosia motorway.



Two-storey house for sale in Larnaca, Livadia area. The ground floor comprises an open plan living/dining area, a custom made kitchen and a guest toilet. The first floor consists of 3 bedrooms the master en-suite and a family bathroom. On the top there is a spacio...

#### Property Info

Covered Area **132**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **151**  
 Parking **Uncovered, Yes**

#### Additional info

Reference Number **54923**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
 Coordinates: **34.9485525 / 33.6282129**

## Price: €290 000 + VAT

VAT for this property is **€14,500** or **€55,100**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 197.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€300 000 on Feb 11, 2026

€290 000 on Mar 13, 2026



## Floor Plans

### Ground Floor



### Second Floor



