

### 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 24m<sup>2</sup>. 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 **203639**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **4**

#### Amenities

#### Location

**Location:** Livadia Larnakas Region: **Larnaca**

## Price: €480 000 + VAT

VAT for this property is **€50,057** or **€91,200**. 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>~€15 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 959.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€480 000 on Feb 18, 2026

