

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

This modern 3-bedroom villa offers stylish and comfortable living in the sought-after coastal area of Livadia, Larnaca. Designed with a focus on quality, functionality, and contemporary aesthetics, it is идеально подходит для семейного проживания или инвестиции.

The villa features a spacious open-plan living and dining area connected to a modern kitchen, creating a bright and welcoming environment. Three well-proportioned bedrooms provide комфорт и приватность, while large windows allow natural light to flow throughout the interior. A private roof garden adds valuable outdoor space, perfect for relaxation or ente...

#### Property Info

Covered Area	<b>166</b>
Covered Veranda	<b>21</b>
Uncovered Veranda	<b>5</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>189</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>242712</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

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

**Price: €465 000 + VAT**

VAT for this property is **€29,525** or **€88,350**. 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>€2 801.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€465 000 on Feb 25, 2026









