

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

This elegant 4-bedroom villa presents a refined living experience in the vibrant and rapidly developing area of Livadia, Larnaca. Combining простор, современный дизайн, and high-quality construction, it is ideal for families seeking comfort and convenience near the sea.

The villa boasts a generous open-plan living and dining area with a modern kitchen, designed to maximise space and natural light. Four spacious bedrooms provide flexibility for family living, гостевые комнаты, or home office use. A private roof garden enhances the lifestyle offering, creating an ideal setting for outdoor relaxation and social gatherings.

Constructed with...

### Property Info

Covered Area	<b>206</b>
Covered Veranda	<b>17</b>
Uncovered Veranda	<b>28</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>351</b>
Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>242716</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>4</b>

### Amenities

- Parking

### Location

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

## Price: €678 000 + VAT

VAT for this property is **€59,703** or **€128,820**. 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>€3 291.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€678 000 on Feb 25, 2026









