

## 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>192</b> |
| Covered Veranda   | <b>15</b>  |
| Uncovered Veranda | <b>15</b>  |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>271</b>          |
| Pool      | <b>Common, Yes</b>  |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>242718</b>             |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>4</b>                  |

### Amenities

- Parking

### Location

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

## Price: €655 000 + VAT

VAT for this property is **€52,809** or **€124,450**. 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>€3 411.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |  |
|---------------------|-----------------------------------|------------|--|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |  |

## Price change history

€655 000 on Feb 25, 2026









