

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

Maisonette located near the Nautical Club, in a convenient and sought-after coastal area. The property comes with a title deed and offers a well-structured layout across multiple levels.

The ground floor includes an entrance area and storage space. The first floor features a spacious kitchen, a bright living area, and a guest WC. On the second floor, there are three bedrooms and two bathrooms, providing comfortable accommodation for a family.

The property also benefits from a rooftop terrace with sea views, ideal for relaxation. It is equipped with built-in kitchen and bedroom furniture, including appliances, and has a total covered area of 141 m<sup>2</sup>.

Additional features i...

#### Property Info

Covered Area	<b>141</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area **206**

#### Additional info

Reference Number	<b>243408</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2022</b>
Bathrooms	<b>3</b>
View	<b>Mountains view</b>

#### Amenities

#### Location

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

## Price: €399 000 + VAT

VAT for this property is **€19,950** or **€75,810**. 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>~€12 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 830.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€399 000 on Mar 26, 2026





