


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

Located in the highly desirable Livadia area of Larnaca, just 600 metres from the sea and close to the Land of Tomorrow project, this brand new four-bedroom villa offers an exceptional blend of contemporary design, privacy, and stunning views in a peaceful setting. 

Built to the highest standards and ready to move in, the villa reflects a contemporary architectural approach defined by clean lines, careful detailing, and an abundance of natural light. The ground floor features an open-plan living and kitchen area designed to be both welcoming and spacious, seamlessly connecting indoor comfort with the surrounding outdoor environment, complemented by a guest toilet.

The first flo...

### Property Info

Covered Area	<b>193</b>
Covered Veranda	<b>27</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>224</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>16836</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2024</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.956813 / 33.646384**

## Price: €570 000 + VAT

VAT for this property is **€46,279** or **€108,300**. 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>~€19 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 953.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€570 000 on Mar 26, 2026

