

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

A modern villa for sale in Livadia, Larnaca is a great option for a comfortable stay or a profitable investment. The house is built using reinforced concrete construction and complies with energy efficiency class A, which ensures reliability, comfort and reduced energy costs. The villa has a well-thought-out layout with an open-plan living and dining area, a modern kitchen and a smooth transition between indoor and outdoor spaces, creating ideal conditions for modern living. There is a private overflow pool with an outdoor shower, as well as a landscaped garden and an L-shaped patio, creating a cozy atmosphere for relaxing and welcoming guests. Additionally, there is a barbecue area with ...

### Property Info

|                   |                    |
|-------------------|--------------------|
| Covered Area      | <b>200</b>         |
| Furnishing        | <b>Unfurnished</b> |
| Energy Efficiency | <b>N/A</b>         |
| Air Conditioning  | <b>No</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>211242</b>             |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>4</b>                  |

### Amenities

#### Location

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

## Price: €850 000 + VAT

VAT for this property is **€72,250** or **€161,500**. 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>€4 250.00/m<sup>2</sup></b> |                 |             |

## Representative: DOM Real Estate

|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| Registration number        | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number             | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€850 000 on Apr 12, 2026



