


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

A contemporary 4-bedroom villa located in an established residential area just 5 minutes from Larnaca town centre and only 200m from the beach. Set within a thoughtfully planned development of residential plots, this property offers an excellent opportunity for both lifestyle living and long-term investment in a high-growth area. 

### Property Overview

- 4 spacious bedrooms with flexible layout options
- Open-plan living areas designed for modern comfort
- Kitchen, dining, and lounge area with seamless flow
- Master bedroom with en-suite bathroom
- Main bathroom plus guest toilet
- Pantry and additional storage spaces

### Design & F...

#### Property Info

Covered Area **213**  
 Covered Veranda **34**  
 Energy Efficiency **A**

#### Plot / Area Info

Plot area **237**  
 Parking **Uncovered, Yes**

#### Additional info

Reference Number **12984**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **4**

#### Amenities

- Roof Garden

#### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
 Coordinates: **34.9558146 / 33.64704608**

## Price: €720 000 + VAT

VAT for this property is **€65,814** or **€136,800**. 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>€3 380.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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## Price change history

€720 000 on Apr 17, 2026







