

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

Modern, new, three-bedrooms detached villa for sale in Livadia Larnaca. Great location, close to a plethora of amenities such as supermarkets, pharmacies, bakery, bus stop, coffee shops etc. Only few minutes away from Larnaca Town Center. Easy access to Larnaca, Nicosia motorway without getting delayed in any traffic.



House for sale in Livadia area, Larnaca. The property consists with three spacious bedrooms, including a large master bedroom with en-suite bathroom (shower & toilet) and access to a generous private balcony.

In addition, there is a full family bathroom (shower & toilet) and a separate guest WC.

On the ground floor, there is a garage with excell...

#### Property Info

Covered Area **200**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **567**  
 Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **55881**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
 Coordinates: **34.956718 / 33.626079**

## Price: €670 000 + VAT

VAT for this property is **€56,950** or **€127,300**. 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>~€23 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 350.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€670 000 on May 1, 2026





