

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

The project is located in Livadia, Larnaca area close to the American University. In the centre of an area which receives a lot of investment with the Land of Tomorrow project as well as the development of the Old Oil Refineries area by the local authorities into a green spaces, a university and other facilities. The project consists of 60 apartments in 4 residential blocks with common amenities such swimming pool, jacuzzi, gym & sauna. The project also consists of a commercial building with shops and 3 levels of offices with underground parking. Delivery in 2,5 years

#### Property Info

Covered Area	<b>171</b>
Covered Veranda	<b>61</b>
Uncovered Veranda	<b>120</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Pool **Common, Yes**

#### Additional info

Reference Number	<b>3225</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

#### Amenities

- Elevator

#### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
 Coordinates: **34.9468131 / 33.6332086**

## Price: €572 000 + VAT

VAT for this property is **€38,434** or **€108,680**. 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>€3 345.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€533 000 on Dec 14, 2023

€572 000 on Feb 25, 2025

