


1254m² Building for Sale in Livadia Larnakas, Larnaca District

Reference ID: #SA33335 Price details: €3,700,000 +VATA beautifully designed residential building for sale consisting of 11 units, excellently located in the Livadia coastal region, on the Larnaca – Dekelia road, only 250m from the sea, probably the best real estate investment in Larnaca for capital appreciation. Project offers a great investment opportunity with high buy-to-rent potential. The area with high indicators of growth and near future development, is rapidly becoming a place of attraction for residents of Cyprus and foreign investors due to the new Larnaca Port and Marina Development project “Land of Tomorrow” and the multimillion investments in the coastal Larnaca... 

Property Info

Covered Area	1254
Covered Veranda	224
Total Number of Floors	3
Energy Efficiency	N/A

Plot / Area Info

Pool	Common, Yes
Parking	Yes

Additional info

Reference Number	SA33335
Property type	Building
Condition	Under Construction
Construction Year	2025
Bathrooms	5+

Amenities

- Storage room

Location

Location: Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.945177964515 / 33.643115638603**

Price: €3 700 000 + VAT

VAT for this property is **€641,038** or **€703,000**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 951.00/m²		

Representative: Smart Assets

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A
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Price change history

€3 300 000 on Jan 24, 2024

€3 800 000 on Mar 8, 2025

€3 700 000 on Apr 15, 2025



