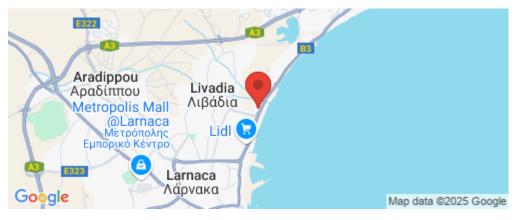
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## 1254m<sup>2</sup> Building for Sale in Livadia Larnakas, Larnaca District

Reference ID: #SA33335Price 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  |                         | Plot / Area I   | nfo                | Additional info  |   |  |
|--|-------------------------|-----------------|--------------------|--|---|--|
| Covered Area<br>Covered Veranda<br>Total Number of Floors<br>Energy Efficiency | 1254<br>224<br>3<br>N/A | Pool<br>Parking | Common, Yes<br>Yes | Reference Number<br>Property type<br>Condition<br>Construction Year<br>Bathrooms | SA33335<br>Building<br>Under Construction<br>2025<br>5+ |  |

Region: Larnaca

| Amenities                        | Location                                       |
|----------------------------------|--|
| · Storago room                   | Location: Livadia Larnakas                     |
| <ul> <li>Storage room</li> </ul> | 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 <b>Excluded</b>                          | Title transfer fee<br>Price per SQM | None<br>€2 951.00/m²          | Common expenses | None |
|--|-------------------------------------|-------------------------------|-----------------|------|
| Representative: Sm                           | art Assets                          |                               |                 |      |
| Registration number                          | 1109                                | Email info@smartassets.com.cy |                 |      |
| License number<br>Phone: <b>+35777000111</b> | 317/E                               | Legal name                    | N/A             |      |

## **Price change history**

€3 300 000 on Jan 24, 2024 €3 800 000 on Mar 8, 2025 €3 700 000 on Apr 15, 2025

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