

## 735m<sup>2</sup> Building for Sale in Livadia Larnakas, Larnaca District

Sea View, Incredible Residential Building for Sale in Livadia area, Larnaca. Amazing location, close to all amenities, such as schools, major supermarket, coffee shops, bank, pharmacies etc. Just a short drive away from Larnaca Town Centre, the harbor and the beach. Very easy access to Larnaca, Nicosia motorway without getting delayed in any traffic. A 10-minute drive to the new Metropolis Mall of Larnaca.



A beautifully designed residential building for sale consisting of 11 units only 250m from the sea. Comprises of 1- and 2-bedroom apartments. There are a total of 11 units positioned on 3 floors plus roof garden on a contemporary designed building with unique and modern architec...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>735</b>                  |
| Furnishing       | <b>Unfurnished</b>          |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>44014</b>     |
| Property type    | <b>Building</b>  |
| Condition        | <b>Brand New</b> |
| View             | <b>Sea view</b>  |

### Amenities

- Elevator

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.945300310469 / 33.643046242624**

## Price: €3 700 000 + VAT

VAT for this property is **€597,286** 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 | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 034.00/m²</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: +35724003723 |              |            |                                     |

## Price change history

€3 300 000 on Aug 9, 2024  
 €3 800 000 on Dec 17, 2024  
 €3 700 000 on May 10, 2025









