

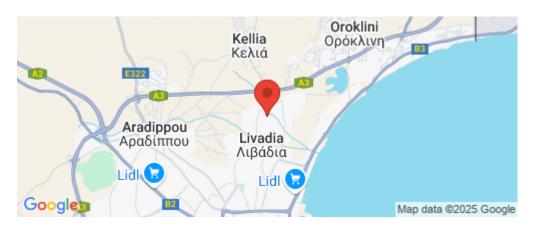
## 3 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Situated in the exclusive and prestigious Livadia area of Larnaca, this new residential project offers a prime location just minutes away from the beach, the American University of Cyprus, and the new Larnaca Marina. **Key Features:** 

The project consists of nine apartments spread across two floors, offering a choice of one-, two-, and three-bedroom units.

Enjoy easy access to the beach, nearby educational institutions, and the upcoming Marina, perfect for both leisure and convenience.

Livadia is known for its tranquility and proximity to key amenities, making it an ideal place to live or invest.



### **Property Info**

Plot / Area Info

Covered Area 115 20 Covered Veranda Total Number of Floors 1 **Energy Efficiency** Α

### **Additional info**

Reference Number 232973

Property type **Apartment** Condition **Brand New** 

Bathrooms 2

#### **Amenities** Location

**Location:** Livadia Larnakas Region: Larnaca

Coordinates: 34.957002399724 / 33.629467569219



Price: €239 000 + VAT

VAT for this property is €11,950 or €45,410. 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.

| \/AT | Excluded | Title transfer fee | None                     | Common expenses | None |
|------|----------|--------------------|--------------------------|-----------------|------|
| VAT  |          | Price per SOM      | €2 078.00/m <sup>2</sup> |                 | None |

## **Representative: MySpace**

| Registration number | 229/E | Email      | myspace.cyprus@gmail.com                  |
|---------------------|-------|------------|---|
| License number      | 1047  | Legal name | MYSPACE Real Estate/ A.SP.Thinkrealty Itd |

Phone: **+35795129336**, **+35799409010** 

# **Price change history**

€235 000 on Oct 16, 2024 €239 000 on Dec 13, 2024

















