

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

Reference ID: #SA35157 Price details: €3,265,000 +VAT Project located in the very exclusive and prestigious Larnaca Marina area and very close the Larnaca town center. swaying palms and a beach promenade attracting crowds to Larnaca—and its international airport. Beyond the coast, pavement cafes, markets, and shops mark the port city a lived-in, local feel. View: SEA view / PARK view / POOL view Apartments Facilities: A luxurious lobby, a huge Common swimming pool + Private Pool for specific apartments. Open kids' playground, gym and padel court. Specifications: Smart home system / electrical underfloor heating (upon request) / mosquito nets in all aluminum profiles / Flooring with t...

#### Property Info

#### Plot / Area Info

Covered Area **226**

Floor Number **20**

#### Additional info

Reference Number	<b>SA35157</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

#### Amenities

#### Location

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.938544978649 / 33.638250041523**

**Price: €3 265 000 + VAT**

VAT for this property is **€316,965** or **€620,350**. 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>€14 447.00/m<sup>2</sup></b>		

**Representative: Smart Assets**

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

**Price change history**

€3 265 000 on Nov 9, 2024

