

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

Reference ID: #SA35156 Price details: €790,000 +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 th...

#### Property Info

#### Plot / Area Info

Covered Area **142**  
 Floor Number **14**

#### Additional info

Reference Number **SA35156**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **2**

#### Amenities

#### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
 Coordinates: **34.93897367206 / 33.637335408248**

## Price: €790 000 + VAT

VAT for this property is **€39,500** or **€150,100**. 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>€5 563.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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## Price change history

€810 000 on Nov 9, 2024  
 €790 000 on Jan 21, 2025

