

## 484m<sup>2</sup> Building for Sale in Livadia Larnakas, Larnaca District

It is a residential building for sale with excellent ROI potential.



Excellently located in the coastal town of Livadia, close to the sea, with easy and quick access to Larnaca center, in a quiet area that offers all amenities while at the same time giving the neighborhood feeling to its residents.

With the imminent commencement of the New Larnaca Port and Marina, one of the largest investment projects in Cyprus, the region of Livadia has become one of the most sought-after areas for property investment.

It is a great location for families living and for investment with high buy-to-rent potential as well as being fully compliant with Cyprus Permanent Residency Program....

### Property Info

Covered Area	<b>484</b>
Covered Veranda	<b>24</b>
Uncovered Veranda	<b>7</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Heating	<b>Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area **526**

### Additional info

Reference Number	<b>3055</b>
Property type	<b>Building</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

**Location**

- Balcony

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.947786691975 / 33.633740355819**

## Price: €1 480 000 + VAT

VAT for this property is **€216,985** or **€281,200**. 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>€3 058.00/m²</b>		

## Representative: MySpace

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## Price change history

€1 380 000 on Sep 23, 2023

€1 480 000 on Apr 4, 2024

