

785m² Building for Sale in Livadia Larnakas, Larnaca District

Stylish Coastal Building Just Steps from the Sea
Modern Seaside Development with Exceptional Design and Sea Views



This elegant, corner-positioned building is ideally situated just 300 meters from the Mediterranean shoreline, offering a premium coastal lifestyle in one of Larnaca’s most rapidly developing neighborhoods. The location combines a peaceful seaside atmosphere with immediate access to all key amenities, including shops, restaurants, a major shopping mall, and leading educational institutions such as the American University of Cyprus—just 100 meters away.

Comprising a total of nine units spread across three floors, the building features contemporary archit...

Property Info

Covered Area	785
Covered Veranda	17
Total Number of Floors	3
Energy Efficiency	A
Heating	Underfloor Heating, Yes

Plot / Area Info

Plot area 558

Additional info

Reference Number	3059
Property type	Building
Condition	Under Construction
Construction Year	2025
Bathrooms	5+
View	Sea view

Amenities

Location

- Balcony

Location: Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.943886709544 / 33.641317575395**

Price: €2 750 000 + VAT

VAT for this property is **€448,933** or **€522,500**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 503.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty ltd
Phone: +35795129336, +35799409010			

Price change history

€2 750 000 on Sep 23, 2023

