

## 785m<sup>2</sup> 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	<b>785</b>
Covered Veranda	<b>17</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Plot area **558**

### Additional info

Reference Number	<b>3059</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>

### Amenities

- Balcony

### Location

**Location:** Livadia Larnakas  
 Coordinates: **34.943886709544 / 33.641317575395**

Region: **Larnaca**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 503.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€2 750 000 on Sep 23, 2023

