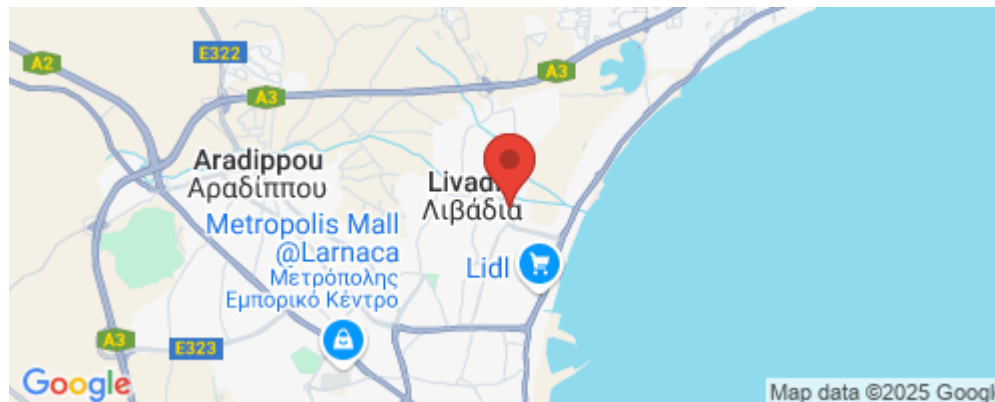


602m² Building for Sale in Livadia Larnakas, Larnaca District

For sale a Residential Building that is comprises of 2 Blocks. 2 adjacent whole residential buildings are sold together or separately. Six 1-bedroom apartments and two 2-bedroom apartments hosted on three floors. The third-floor units enjoy private and individual access to a large roof garden on the 4th floor with its barbeque area, as well as an extra wc-shower and room that can be converted into 3rd bedroom. Furthermore, these top floor units will have net metering and a photovoltaic system.



Property Info

| | |
|------------------------|-----------------------|
| Covered Area | 602 |
| Total Number of Floors | 3 |
| Energy Efficiency | A |
| Heating | Yes |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

Additional info

| | |
|-------------------|---------------------------|
| Reference Number | 3060 |
| Property type | Building |
| Condition | Under Construction |
| Construction Year | 2026 |
| View | Sea view |

Amenities

- Storage room

Location

Location: Livadia Larnakas
Coordinates: **34.947338332202 / 33.633874359524**

Region: **Larnaca**

Price: €2 890 000 + VAT

VAT for this property is **€448,286** or **€549,100**. 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 | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €4 801.00/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

€1 380 000 on Sep 23, 2023

€2 890 000 on Apr 4, 2024



| FLAT NO. | BED | BATH | INTERNAL AREA M2 | COVERED VERANDA M2 | UNCOVERED VERANDA M2 | COMMON AREA M2 | STORAGE ROOM M2 | PARKING M2 |
|----------|-----|------|------------------|--------------------|----------------------|----------------|-----------------|------------|
| 101 | 1 | 1 | 50.00 | 14.50 | 4.00 | 4.40 | 5.00 | 12.00 |
| 102 | 1 | 1 | 55.00 | 12.40 | 4.00 | 4.40 | 5.00 | 12.00 |
| 103 | 1 | 1 | 56.50 | 8.65 | 4.00 | 4.40 | 5.00 | 12.00 |
| 201 | 1 | 1 | 50.00 | 14.50 | 4.00 | 4.40 | 5.00 | 12.00 |
| 202 | 1 | 1 | 55.00 | 12.40 | 4.00 | 4.40 | 5.00 | 12.00 |
| 203 | 1 | 1 | 56.50 | 8.65 | 4.00 | 4.40 | 5.00 | 12.00 |
| 301 | 2 | 2 | 82.00 | 23.50 | / | 6.50 | 5.00 | 12.00 |
| 302 | 2 | 2 | 82.00 | 21.10 | / | 6.50 | 5.00 | 12.00 |

| FLAT NO. | BED | BATH | INTERNAL AREA M2 | COVERED VERANDA M2 | UNCOVERED VERANDA M2 | COMMON AREA M2 | STORAGE ROOM M2 | PARKING M2 |
|----------|-----|------|------------------|--------------------|----------------------|----------------|-----------------|------------|
| 101 | 2 | 2 | 82.00 | 23.50 | 7.30 | 6.50 | 5.00 | 12.00 |
| 102 | 2 | 2 | 82.00 | 23.50 | 7.30 | 6.50 | 5.00 | 12.00 |
| 201 | 2 | 2 | 82.00 | 23.50 | / | 6.50 | 5.00 | 12.00 |
| 202 | 2 | 2 | 82.00 | 23.50 | / | 6.50 | 5.00 | 12.00 |
| 301 | 2 | 2 | 82.00 | 23.50 | / | 6.50 | 5.00 | 12.00 |
| 302 | 2 | 2 | 82.00 | 23.50 | / | 6.50 | 5.00 | 12.00 |

| FLAT NO. | ROOF GARDEN | UNCOVERED VERANDA M2 | STORAGE ROOM M2 | MECHANICAL ROOM | WC + SHOWER |
|----------|-------------|----------------------|-----------------|-----------------|-------------|
| 301 | 1 | 41.00 | 4.00 | 5.30 | 4.20 |
| 302 | 1 | 46.00 | 4.50 | 6.50 | 4.10 |

| FLAT NO. | ROOF GARDEN | UNCOVERED VERANDA M2 | STORAGE ROOM M2 | MECHANICAL ROOM | WC + SHOWER |
|----------|-------------|----------------------|-----------------|-----------------|-------------|
| 301 | 1 | 50.00 | 4.00 | 6.50 | 4.00 |
| 302 | 1 | 47.00 | 4.15 | 5.70 | 4.50 |