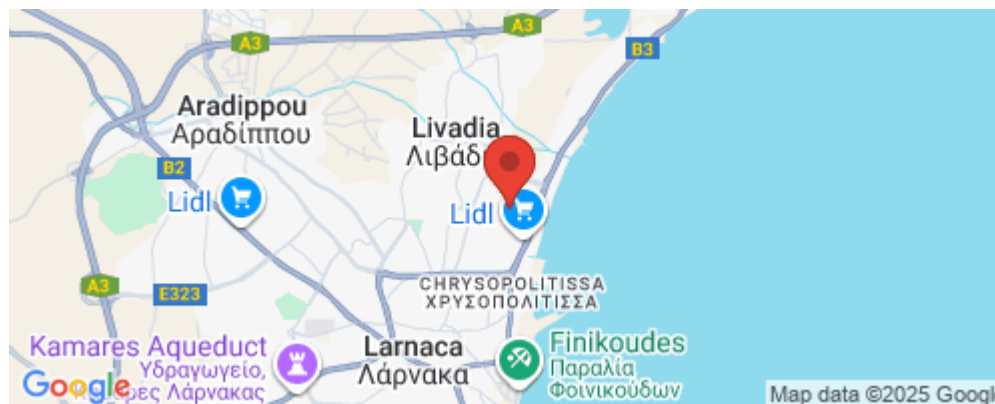


## 3 Bedroom Apartment for Sale in Larnaca District

Discover a seamless blend of modern luxury and comfort within an exclusive gated community located in the rapidly developing neighbourhood of Livadia, close to the New Larnaca Marina. This sophisticated residential complex delivers an exceptional living experience with easy access to all essential amenities and stunning sandy beaches. Comprising of five apartment blocks, the development offers a variety of two and three-bedroom apartments designed to suit diverse preferences and lifestyles. Each residence includes its dedicated parking space, ensuring both convenience and security, along with storage rooms for added practicality. The commitment to individual comfort and well-being e...



### Property Info

### Plot / Area Info

Covered Area **131**

### Additional info

Reference Number **f7918**

Property type **Apartment**

Construction Year **2026**

Bathrooms **3**

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.9393 / 33.6367**

**Price: €396 000 + VAT**

VAT for this property is **€19,800** or **€75,240**. 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>~€12 440.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 023.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

**Price change history**

€396 000 on Jan 30, 2025

