

### 3 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

The project is located in Livadia, Larnaca area close to the American University. In the centre of an area which receives a lot of investment with the Land of Tomorrow project as well as the development of the Old Oil Refineries area by the local authorities into a green spaces, a university and other facilities. The project consists of 60 apartments in 4 residential blocks with common amenities such swimming pool, jacuzzi, gym & sauna. The project also consists of a commercial building with shops and 3 levels of offices with underground parking.

Delivery in 2,5 years

#### Property Info

Covered Area	<b>171</b>
Covered Veranda	<b>61</b>
Uncovered Veranda	<b>120</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Pool **Common, Yes**

#### Additional info

Reference Number	<b>235656</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

#### Amenities

- Elevator

#### Location

**Location:** Livadia Larnakas Region: **Larnaca**

## Price: €580 000 + VAT

VAT for this property is **€38,972** or **€110,200**. 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>€3 392.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€580 000 on Mar 7, 2025

