

This is a luxurious residential property located in Livadia, offering panoramic sea views and spacious living spaces. Each bedroom is designed as a master suite for maximum comfort. The complex features mini garden areas that enhance residents' quality of life. Surrounded by local amenities and close to New Marina and American University of Cyprus, it provides an ideal combination of luxury, convenience, and exclusivity.



| Property Info          |    | Plot / Area Info |              | Additional info  |           |
|------------------------|----|------------------|--------------|------------------|-----------|
| Covered Area           | 74 | Parking          | Covered, Yes | Reference Number | 4032      |
| Covered Veranda        | 21 |                  |              | Property type    | Apartment |
| Floor Number           | 1  |                  |              | Bathrooms        | 1         |
| Total Number of Floors | 2  |                  |              | View             | Sea view  |

**Amenities** **Location**

• Parking **Location:** Livadia Larnakas Region: **Larnaca**

Coordinates: **34.945235591917 / 33.633431163271**

## Price: €200 000 + VAT

VAT for this property is **€10,000** or **€38,000**. 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>~€4 600.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 703.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

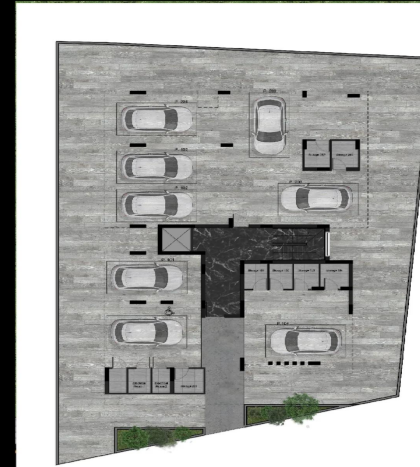
€200 000 on Apr 19, 2025







2<sup>ND</sup> AND 3<sup>RD</sup> FLOOR



GROUND AND 1<sup>ST</sup> FLOOR

