

## 937m<sup>2</sup> Building for Sale in Livadia Larnakas, Larnaca District

Whole building for sale.



A beautifully designed residential building for sale consisting of 11 units, excellently located in the Livadia coastal region, on the Larnaca – Dekelia road, only 250m from the sea, probably the best real estate investment in Larnaca for capital appreciation.

This residence offers a great investment opportunity with high buy-to-rent potential. The area with high indicators of growth and near future development, is rapidly becoming a place of attraction for residents of Cyprus and foreign investors due to the new Larnaca Port and Marina Development project “Land of Tomorrow” and the multimillion investments in the coastal Larnaca-Dekeli...

### Property Info

Covered Area **937**  
Total Number of Floors **3**  
Energy Efficiency **A**

### Plot / Area Info

### Additional info

Reference Number **4142**  
Property type **Building**  
Condition **Under Construction**  
View **Sea view**

### Amenities

- Roof Garden

### Location

**Location:** Livadia Larnakas  
Coordinates: **34.945235591914 / 33.643248090619**  
Region: **Larnaca**

## Price: €3 700 000 + VAT

VAT for this property is **€620,076** or **€703,000**. 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>None</b>         | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€3 949.00/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> |
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## Price change history

€3 700 000 on Apr 24, 2025









