

## 3 Bedroom Apartment for Sale in Larnaca District

This is a premier residential development, located in the thriving Livadia area of Larnaca.



This exceptional project features four modern blocks, each rising gracefully to four floors, offering a total of 62 luxurious flats, including lavish penthouses.

Each apartment is designed to maximize natural light, offering expansive living spaces that are both stylish and comfortable.

The premium materials and finishes reflect a commitment to excellence, ensuring that each home is not just a place to live, but a sanctuary of tranquillity and luxury. Residents can enjoy breathtaking sea views from their balconies, making everyday living a truly serene experience.

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### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>127</b> |
| Covered Veranda        | <b>26</b>  |
| Floor Number           | <b>4</b>   |
| Total Number of Floors | <b>4</b>   |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>4543</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Roof Garden

### Location

Region: **Larnaca**  
 Coordinates: **34.939879611624 / 33.632079359175**

## Price: €435 000 + VAT

VAT for this property is **€21,750** or **€82,650**. 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>~€14 000.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 425.00/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

€460 000 on May 7, 2025  
 €435 000 on Dec 11, 2025













