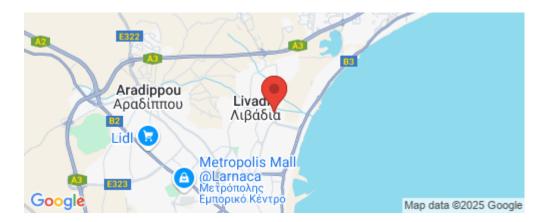


115m² Building for Sale in Livadia Larnakas, Larnaca District

Residential building for sale with excellent ROI potential.



Excellently located in the coastal town of Livadia, close to the sea, with easy and quick access to Larnaca center, in a quiet area that offers all amenities while at the same time giving the neighborhood feeling to its residents.

With the imminent commencement of the New Larnaca Port and Marina, one of the largest investment projects in Cyprus, the region of Livadia has become one of the most sought-after areas for property investment.

This is a great investment with high buy-to-rent potential as well as being fully compliant with Cyprus Permanent Residency Program.

This project comprises of six 2-bed...

Property Info	Plot / Area Info	Additional info	
Covered Area	115	Reference Number	4825
Total Number of Floors	3	Property type	Building

Amenities Location

Location: Livadia Larnakas Region: Larnaca

Coordinates: **34.947671611684** / **33.633924416788**

Roof Garden



Price: €1 420 000 + VAT

VAT for this property is €71,000 or €269,800. 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 Excluded

Title transfer fee ~€53 400.00

Price per SQM €12 348.00/m²

Common expenses None

Representative: RealDeal Estates

Registration number 1311 Email info@realdeal.cy

License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333**

Price change history

€1 420 000 on May 16, 2025







FLAT NO.	BED	BATH	AREA M2	VERANDA M2	UNCOVERED VERANDA M2	COMMON AREA M2	STORAGE ROOM M2	PARKING M2
101	1	1	50.00	14.50	4.00	4.40	5.00	12.00
102	1	1	55.00	12.40	4.00	4.40	5.00	12.00
103	1	1	56.50	8.65	4.00	4.40	5.00	12.00
201	1	1	50.00	14.50	4.00	4.40	5.00	12.00
202	1	1	55.00	12.40	4.00	4.40	5.00	12.00
203	1	1	56.50	8.65	4.00	4.40	5.00	12.00
301	2	2	82.00	23.50	/	6.50	5.00	12.00
302	2	2	82.00	21.10	1	6.50	5.00	12.00

FLAT NO.	ROOF GARDEN	UNCOVERED VERANDA M2	STORAGE ROOM M2	MECHANICAL ROOM	WC + SHOWER
301	1	41.00	4.00	5.30	4.20
302	1	46.00	4.50	6.50	4.10

