

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

Covered Area	115
Total Number of Floors	3

Plot / Area Info

Additional info

Reference Number	4825
Property type	Building

Amenities

- Roof Garden

Location

Location: Livadia Larnakas
Coordinates: **34.947671611684 / 33.633924416788**

Region: **Larnaca**

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	Common expenses	None
		Price per SQM	€12 348.00/m²		

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	INTERNAL AREA M2	COVERED 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	/	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

