

## 3 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

New project in Larnaca near to The American University of Cyprus (AUCY).



A prestigious and unique residential building featuring 1, 2 & 3 bedroom of spacious apartments and penthouse apartments with roof terraces, jacuzzi and swimming pools.

Will consist a common swimming pool as well and gym for fitness facilities.

The project is strategically located, nearby local amenities with attractive prices, ideal for families and close to the sea.

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>134</b> |
| Covered Veranda        | <b>21</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

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

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>4892</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.963754560895 / 33.641424160254**

## Price: €360 000 + VAT

VAT for this property is **€18,000** or **€68,400**. 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>~€11 000.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 687.00/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

€360 000 on May 17, 2025









