

### 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

#### Plot / Area Info

#### Additional info

Covered Area	<b>130</b>
Covered Veranda	<b>22</b>
Uncovered Veranda	<b>25</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

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

Reference Number	<b>4893</b>
Property type	<b>Apartment</b>
Bathrooms	<b>3</b>

#### Amenities

#### Location

- Parking

**Location:** Livadia Larnakas  
**Coordinates:** **34.963754560895 / 33.641424160254**

Region: **Larnaca**

## Price: €465 000 + VAT

VAT for this property is **€23,250** or **€88,350**. 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>~€15 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 577.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€468 000 on May 17, 2025

€465 000 on Dec 19, 2025





