

1005m² Commercial for Sale in Livadia Larnakas, Larnaca District

The Residential building presents an excellent ROI potential. The development will consist of 11 units, located in Livadia (Larnaca), only 250m from the sea, with easy access to all amenities such as shops, restaurants and shopping mall. It offers a great investment opportunity with high buy-to-rent potential. The project comprises of 1 and 2 bedroom apartments. Two of the top floor apartments will enjoy private access to their individual roof garden with full sea view and barbecue area as well as an extra room and WC-shower and storage. Lastly, the two top floor apartments will have net metering, a photovoltaic system, Jacuzzi bar, 3 phase electric power and provision for underfloor heat...

Property Info

Covered Area	1005
Covered Veranda	271
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Additional info

Reference Number	S410-1BLD
Property type	Other Commercial
Condition	Pre-Owned
Bathrooms	1

Amenities

Location

Location: Livadia Larnakas Region: **Larnaca**
Coordinates: **34.94521 / 33.64332**

Price: €3 700 000 + VAT

VAT for this property is **€625,687** or **€703,000**. 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	~€144 600.00	Common expenses	None
		Price per SQM	€3 682.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€3 700 000 on Aug 26, 2025



