

## 1005m<sup>2</sup> 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	<b>1005</b>
Covered Veranda	<b>271</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

### Additional info

Reference Number	<b>S410-1BLD</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€144 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 682.00/m<sup>2</sup></b>		

**Representative: Cyprus Developers Alliance (CDA Group)**

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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**Price change history**

€3 700 000 on Aug 26, 2025



