

Residential Building in Livadia, Larnaca

For Sale : **€ 1,650,000**

Description
It is a 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.

It is a great location for families living and for investment with high buy-to-rent potential as well as being fully compliant with Cyprus Permanent Residency Program.

This Residences comprises of six 2-bedroom apartments positioned on three floors. The third-floor units enjoy private and individual access to a large roof garden on the 4th floor with its barbeque area, as well as an extra wc-shower and room that can be converted into 3rd bedroom in the future. Furthermore, these top floor units will have net metering and a photovoltaic system.

DETAILS:

1.16km from the sea
1500m/ 5-minute drive from New Marina
5-minute drive to the Finikudes seafront and Larnaca town centre
all amenities within close proximity
1000m from the American University of Cyprus
Close to the highway linking all major towns in Cyprus
15 minutes from Larnaca International Airport
South facing buildings bringing natural light into the rooms
next to green area
cul-de-sac project
Covered Areas per flat : approx. 82 m2
Allocated covered parking and Storage
High quality KONE Elevator..

Details

Property Type: **Building**
Website

Status: **Available**

Unit Number: **1**

Main Features

Property Subtype: **Residential Building**
Bathrooms: **12**

Construction Stage: **Off-plan**
Covered Parking: **1**

Construction Year: **2026**
Floors Building: **3**

Area

Internal Area: **484m²**
Covered Area: **484m²**

Covered Verandas: **24m²**
Plot Area: **526m²**

Uncovered Verandas: **7m²**

Energy & Heating

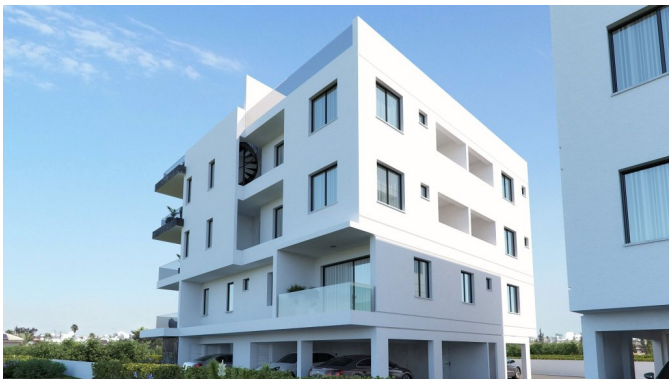
Energy Efficiency Grade: **A**

Further Details

Secure Door, Storage Space, Air Condition, Sea View

Gallery







FLAT NO.	BED	BATH	INTERNAL AREA M2	COVERED VERANDA M2	UNCOVERED VERANDA M2	COMMON AREA M2	STORAGE ROOM M2	PARKING M2
101	2	2	82.00	23.50	7.30	6.50	5.00	12.00
102	2	2	82.00	23.50	7.30	6.50	5.00	12.00
201	2	2	82.00	23.50	/	6.50	5.00	12.00
202	2	2	82.00	23.50	/	6.50	5.00	12.00
301	2	2	82.00	23.50	/	6.50	5.00	12.00
302	2	2	82.00	23.50	/	6.50	5.00	12.00

FLAT NO.	ROOF GARDEN	UNCOVERED VERANDA M2	STORAGE ROOM M2	MECHANICAL ROOM	WC + SHOWER
301	1	50.00	4.00	6.50	4.00
302	1	47.00	4.15	5.70	4.50

Notes: Photovoltaic panels available to buy extra for the first 3 flats