

<b>Property Code:</b>	6532	<b>Type:</b>	Sale - Building
<b>Location:</b>	Larnaca - Livadia	<b>Internal Area:</b>	487 m <sup>2</sup>
<b>Plot Area:</b>	576 m <sup>2</sup>	<b>Year of construction:</b>	2028
<b>Status:</b>	Off Plan		

**Property features:**

Covered Parking      Elevator

**Description:**

**Block of Apartment for sale in Livadia**

This is a residential building for sale with excellent ROI potential.

Excellent 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.

This is a great investment with high buy-to-rent potential as well as being fully compliant with Cyprus Permanent Residency Program.

The project comprises of six 1-bedroom apartments and two 2-bedroom apartments hosted 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. Furthermore, these top floor units will have net metering and a photovoltaic system.

**DETAILS:**

- 1200m 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 building bringing natural light into the rooms
- next to the green area
- cul-de-sac project
- Covered Areas: approx. 50-82 m<sup>2</sup>
- Verandas
- Allocated Parking and Storage
- Elevator

# RESIDENTIAL BUILDING FOR SALE IN LIVADIA

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1 590 000 €

Free of a mortgage.

This a great opportunity in this up-and-coming area of Larnaca that should not be missed!

Covered Area: 487 m<sup>2</sup>

Plot Size: 576 m<sup>2</sup>

Beds: 10

Baths: 10

Beach: 1200m

Veranda

Parking

Elevator

