

Residential Deluxe

Apartments

for Sale

SAINT NIKOLAS AREA,

LARNACA CYPRUS

DELUXE LAKESIDE  
COLLECTION



RIA  
COURT  
67

PANIKKOS  
LIVADIOTIS  
GROUP

EST. 1972

EST. 1972

ΕΥΡΩΠ  
ΠΑΡΟΧΗ

RIA COURT 67

# Description of Apartments



Livadiotis Group proudly release

Ria Court SIXTY SEVEN

Panikkos Livadiotis Group is proud to release **Ria Court SIXTY SEVEN** in Larnaca, Cyprus where Eye Opening Views meet Eye Opening Architecture.

This striking new collection of Exclusive Apartments is located in the sought-after area of Saint Nikolas in Larnaca in Metsovou Street near to the banks of the Larnaca Salt Lake. [CLICK HERE TO SEE EXACT LOCATION OF THE BUILDING.](#)

The Metsovou Street is a venue which accommodate our latest built quality luxurious buildings Ria Court 63, Ria Court 64, Ria Court 65 and Ria Court 66 and presents the number one address in the area.

Ria Court 67 is a contemporary East Facing 5 floors Building comprising of 10 Apartments. Each floor is divided between two spacious apartments. There is a total of Five Two Bedroom Apartments and Five Three Bedroom Apartments. The highest floor penthouses offer captivating unparalleled views of the ever changing panoramas of the Salt Lake and Great Park of Pattichion as well as distance Sea and Hill Views.

The Building has a CLASS A ENERGY CERTIFICATE.

COMMENCEMENT OF THE BUILDING IS PLANNED FOR JULY 2024 AND COMPLETION OF THE BUILDING IS ESTIMATED IN THE THIRD QUARTER OF 2026.

For Appointments, contact us on +357 24 828 000 and ask to speak to a Senior Property Consultant.

**PANIKKOS LIVADIOTIS GROUP**  
**PROUDLY PRESENTS THE LAKESIDE**  
**COLLECTION LUXURY APARTMENT**  
**BUILDINGS COLLECTION....**

**METSOVOU STREET NOW PRESENTS THE NUMBER ONE**  
**NEIGHBORHOOD IN SAINT NICKOLAS AREA IN LARNACA**



# Photos of Larnaca downtown and sea front and lake



# Photos of the Larnaca Area







**FLAT 501**

Roof garden for penthouse

**FLAT 502**

Roof garden for penthouse

**FLAT 501**

**FLAT 502**

Penthouse

**FLAT 401**

**FLAT 402**

**FLAT 301**

**FLAT 302**

**FLAT 201**

**FLAT 202**

**FLAT 101**

**FLAT 102**

RIA COURT 67





Contemporary  
Design

Apartments  
2  
bedrooms

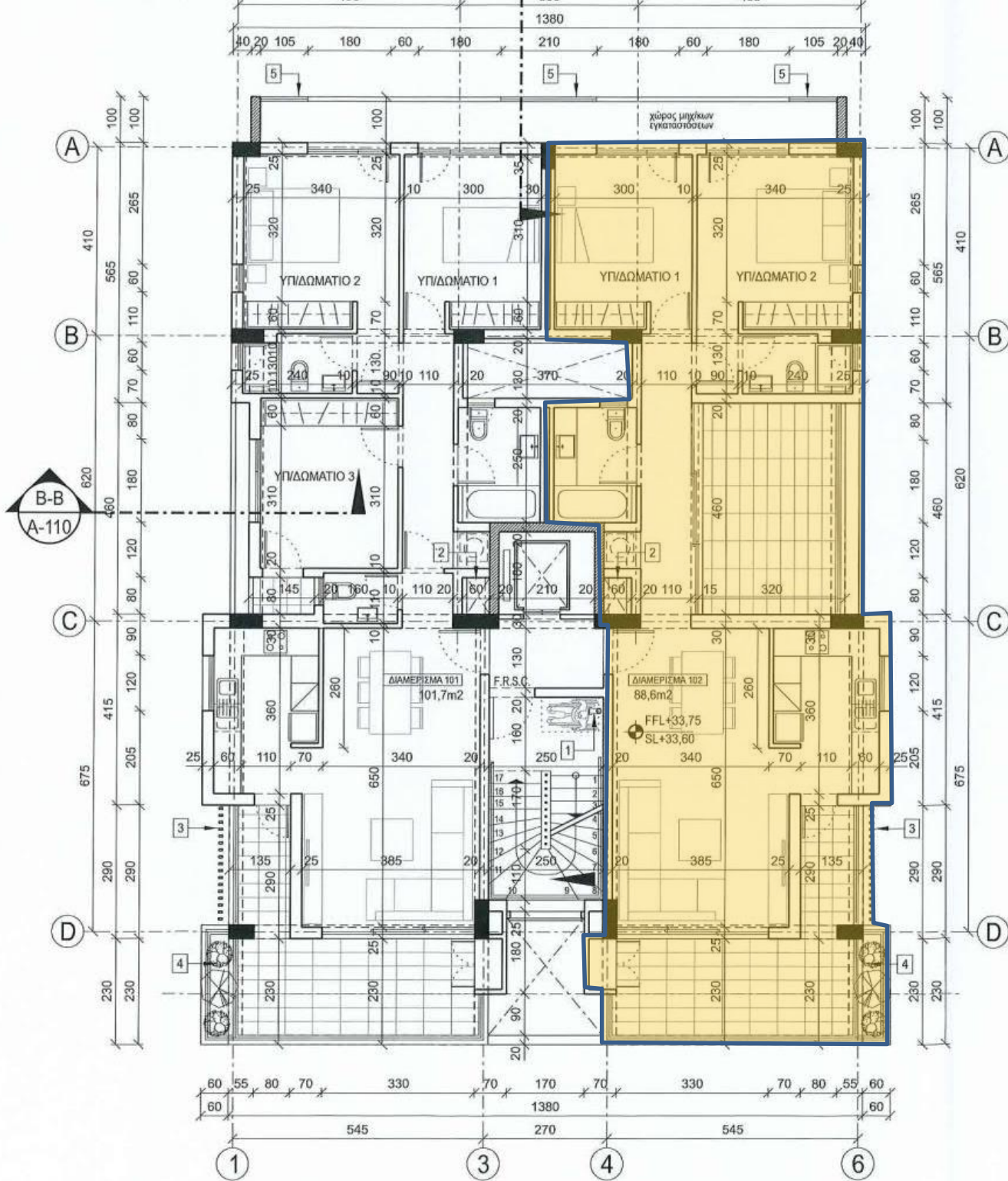
Best  
Residential  
Area

Amazing Views  
From Top  
Floors





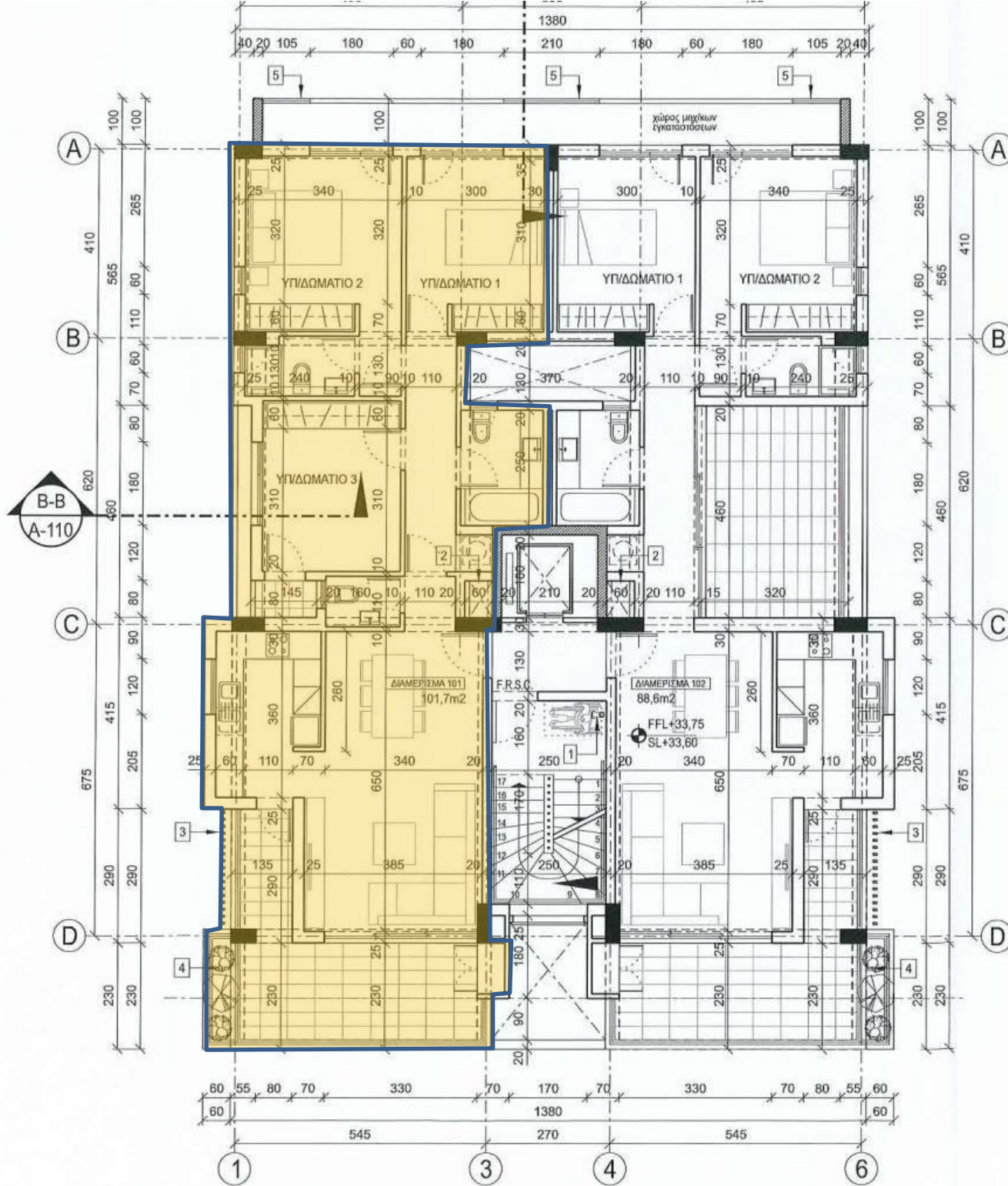




## TYPICAL FLOOR PLAN DESIGN

### TWO BEDROOM APARTMENTS

- THE RIGHT WING OF THE BUILDING FEATURES SPACIOUS TWO BEDROOM 2 BATHROOM APARTMENTS.
- INTERNAL AREA OF 88 SQUARE METERS.
- TWO BALCONIES OF 30 SQUARE METERS.



## TYPICAL FLOOR PLAN DESIGN

### THREE BEDROOM APARTMENTS

- THE LEFT WING OF THE BUILDING FEATURES SPACIOUS THREE BEDROOM 2 BATHROOM AND 1 GUEST TOILET APARTMENTS.
- INTERNAL AREA OF 101 SQUARE METERS.
- TWO BALCONIES OF 16 SQUARE METERS.

Apartment Area Details-Ria Court 67

Property No	Type	No. of Bedrooms	No. of Bathrooms/toilets	Internal Area	Balconies	Parking and storage
101	Apartment	3	3	101 m <sup>2</sup>	16 m <sup>2</sup>	Yes
102	Apartment	2	2	88m <sup>2</sup>	30 m <sup>2</sup>	Yes
201	Apartment	3	3	101 m <sup>2</sup>	16 m <sup>2</sup>	Yes
202	Apartment	2	2	88m <sup>2</sup>	30 m <sup>2</sup>	Yes
301	Apartment	3	3	101 m <sup>2</sup>	16 m <sup>2</sup>	Yes
302	Apartment	2	2	88m <sup>2</sup>	30 m <sup>2</sup>	Yes
401	Apartment	3	3	101 m <sup>2</sup>	16 m <sup>2</sup>	Yes
402	Apartment	2	2	88m <sup>2</sup>	30 m <sup>2</sup>	Yes
501	Duplex Penthouse	3	4	101 m <sup>2</sup>	50 m <sup>2</sup>	Yes
502	Duplex Penthouse	2	3	88m <sup>2</sup>	63 m <sup>2</sup>	Yes

## MODE OF PAYMENT

50% WITH SIGNING OF CONTRACTS, 20% WITH THE COMPLETION OF FRAMEWORK, 7.5% WITH THE COMPLETION OF BRICKWORK, 7.5% WITH THE COMPLETION OF INTERNAL FLOOR TILING, 7.5% WITH THE COMPLETION OF ALUMINIUM DOORS AND WINDOWS, 7.5% ON COMPLETION OF THE APARTMENT. THE VALUE ADDED TAX (VAT) IS CURRENTLY AT 19%. HOWEVER FOR FIRST TIME BUYERS WHO BUY A PROPERTY IN CYPRUS AS A HOLIDAY HOME OR FOR PERMANENT RESIDENCY PURPOSES FOR THEIR OWN USE, THE VAT RATE IS 5%. SUBJECT TO VAT AUTHORITIES APPROVAL. We reserve the right to change prices, or not sell a property without prior notice. These particulars (including prices, areas, description of property) shall not form any part of any offer or contract. **Notes and Disclaimer** Every precaution is taken to ensure that the information contained in this analysis is correct at the date of publication but no warranty either expressed or implied is given to this effect. This analysis is intended to be used as a guide only. The publisher and owner shall not be liable to contract or in tort for any loss or damage caused to the customer or buyer, its employees or its agents arising out of the use of information contained and/or analysis contained within this study. The Information represents our view as of the date hereof and is subject to change and/or withdrawal at any time without notice. The above calculations are only estimates. The prices, costs values and incomes may change (increase or decrease) in the future. This document is confidential, and no part of it may be reproduced, distributed or transmitted without the prior written permission of the owner.