

RIA COURT 86

FANEROMENI,
LARNACA CYPRUS

RESIDENTIAL DELUXE APARTMENTS FOR SALE

WALKING DISTANCE TO THE FINICOUEDES BEACH, THE MARINA,
& SHOPPING CENTER

Description of Apartments

Livadiotis Group is proud to release **Ria Court E I G H T Y S I X** in Larnaca, Cyprus. The crowning glory of this architectural gem is the location, in Faneromeni Area.

Design

Ria Court 86 has been carefully designed by our architects, engineers and other consultants to maximize the living experience for its residents. The Building comprises of only 4 floors with a total of six 2 bedroom apartments and a whole floor 3 bedroom penthouse on the 4th floor.

Location

Mention its location to any resident of Larnaca City and the grandeur is instantly recognized. Residents of Ria Court 86 will become part of this celebrated history and enjoy its central location. Living in Ria Court 86, means being minutes from practically all of the best Larnaca has to offer: Downtown, the shops and cafes of Finicoudes, the Larnaca Marina, the Makenzie night life, the pedestrian paths of the Pattichion Park and Lake and much more.

This is one of those properties that very seldom come to the market. Indeed is a jewel in the stone and a very special place to call your own.

There is no doubt if you miss this opportunity, it may be a long time until you see anything quite like this again, be quick, register your interest immediately.

[CLICK HERE TO SEE EXACT LOCATION OF PLOT OF RIA COURT 86.](#)



LARNACA MARINA

FINICOUDS BEACH

TENNIS COURTS

FANEROMENI CHURCH

LARNACA DOWNTOWN

RIA COURT 86

ARTEMIDOS AVENUE TOWARDS INTERNATIONAL AIRPORT



MAKENZY BEACH WITH
RESTAURANTS AND
NIGHTLIFE BARS

LARNACA SALT LAKE AND
NATURA 2000 RESERVED
AREA AROUND

PATTICHION PARK WITH
WALKING PATHS AROUND
SALT LAKE

ARTEMIDOS AVENUE TOWARDS INTERNATIONAL AIRPORT

RIA COURT 86

LARNACA LIBRARY AND PARK

LARNACA MARINA AND FINICOUEDES BEACH

AMERICAN ACADEMY

LARNACA DOWNTOWN

RIA COURT 86

ACCOMMODATION

HOTELS

Number	Reference	Name	Class
96	F4	Sun Hall	...
97	F10	Fleming Beach	...
98	E8	Cactus	...
99	F10	I.B. Sanderson Castle	...
100	F1	Intercity	...
101	F1	Pen	...
102	E8	Lario	...
103	F5	Les Palmiers	...
104	E8	Oriente	...
105	F1	Relax	...
106	E8	San Remo	...
107	F5	Amorgos	...
108	E8	Revlon	...

HOTEL APARTMENTS

Number	Reference	Name	Class
122	F4	Amun Zentri	A
123	F5	Achilles	B
124	F10	Adonia Beach	B
125	F5	Alphina Beach	B
126	F2	Aurora	B
127	F10	Elysia Beach	B
128	E5	Eleonora	B
129	E1	Elysi	B
130	E4	Frangipani	B
131	F1	Isos	B
132	F4	Kitos	B
133	F5	Laurina	B
134	O6	Layotis	B
135	E5	Urotholos	B
136	E4	Pinkas	B
137	F8	Seagulls	B
138	E10	Sea n Lake View	B
139	F4	Sunhall	B
140	P2	Surflower	B
141	F5	Alexa	C
142	E4	Acropolis	C
143	E4	Chrysoskotos	C
144	E4	Parasol	C
145	F10	Svetitsa Beach	C
146	F2	Tachika No 7	E

REFERENCE

- Through route
- One way road
- Pedestrian zone
- Nature trail (start of)
- Aphrodite's Cultural Route
- Important building
- School
- Ancient site
- Church or Monastery
- Mosque
- Places of Worship other than Greek Orthodox and Muslim
- Tourist information office
- Accommodation
- Telecommunications
- Post office
- Museum
- Castle, Fort
- Hospital
- Bus service
- Taxi service
- Municipal parking place
- Sandy beach

INDEX

CTO ESTABLISHMENTS

Number	Reference	Name
1	F1	CTO Inspector's Office
2	F4	CTO Marina Office
3	F4	Tourist Information Office

PUBLIC BUILDINGS - UTILITY SERVICES

Number	Reference	Name
7	E6	Cultural and Sports Centre (Communal)
8	F1	Customs Office
9	F2	Cyprus Airways
10	F3	District Fisheries Department
11	A2	District Veterinary Office
12	C3	Holy Bishopric of Kition (Larnaka)
13	D4	Hospital - Outpatients Department
14	F8	Larnaka Aliens & Immigration Office
15	D8	Larnaka District Court
16	F4	Larnaka District Office
17	F4	Larnaka Divisional Police Headquarters
18	D4	Larnaka Municipal Theatre
19	A2	Larnaka Police Traffic Office
20	E2	Larnaka Tennis Club
21	F5	Municipal (Fruit & Vegetable) Market
22	C4	Municipal Library
23	O7	Pathecinema Municipal Theatre (Open Air)
24	84/E3	Post Office
25	F4	Post Office and Post Restroom (Central)
26	E4	Telecommunications
27	F5	Town Hall & Civil Marriage Office

HISTORIC AND OTHER PLACES OF INTEREST

Number	Reference	Name
36	A2	Agios Georgios Kition Monastery
37	E5	Agios Lazaros Church/Ecclesiastical Museum
38	D2, E3	Ancient Kition
39	D6	Ancient Rock-Cut Tomb/Agia Phaneromeni Church
40	F5	Cyprus Hand-Craft Centre
41	F5	Laki Getorio - Traditional pedestrian quarter
42	E4	Larnaka District Archaeological Museum
43	F8	Larnaka Fort/Ecclesiastical Museum
44	F4	Larnaka Municipal Cultural Centre (Municipal Galleries, Paleontology Museum Porosia - Tomaria, Municipal Historical Archives/Museum of Larnaka)
45	D4	Marble Bust of Philosophen Zentri
46	F5	Marble Bust of the ancient Athenian General Kition
47	D8	Municipal Museum of Natural History
48	F4	Phoenice Museum (Archaeological)
49	C3	Tuba Mosque
50	E5	Zachariou Mosque

CONSULATES

Number	Reference	Name
55	C8	France - Consulate
56	F3	Germany - Consulate
57	F4	Italy - Consulate
58	F4	Norway - Consulate
59	D5	Portugal - Consulate

PLACES OF WORSHIP OTHER THAN GREEK ORTHODOX

Number	Reference	Name
64	E5	Armenian Church
65	D4	Greek Evangelical Church of Cyprus
66	F6	Kibiri (Beyk) Mosque
67	D6	St. Helena Anglican Church
68	D5	Synagogue
69	C3	Terra Santa Catholic Church

TRANSPORTATION

Number	Reference	Name
76	F4	E.M.A.N. buses: To Agia Napa
77	E8	Kiti buses: To Kiti
78	F4	Paralimni-Derynia Bus Co. L.T.D.: To Paralimni, Protaras, Derynia, Bus No. 8 to Orokini
79	E8	Perivolia Buses: South western area of Larnaka
80	F6	The Intercity buses: To Lefkosa (Nicosia)
81	F4	To Larnaka (Lemesos), To Agia Napa/Protaras
82	E5	The Intercity buses: To Larnaka Bay (Tourist area)
83	E5	The Intercity buses: To Larnaka International Airport via the Raining Shelter

TRANSURBAN SERVICE (SHARED) TAXIS

Number	Reference	Name
85	F1	"Travel Express": To Lefkosa (Nicosia)
86	F1	To Lemesos (Limasol), Poros (Via Lemesos)

Photos of Lake at Different times of the day

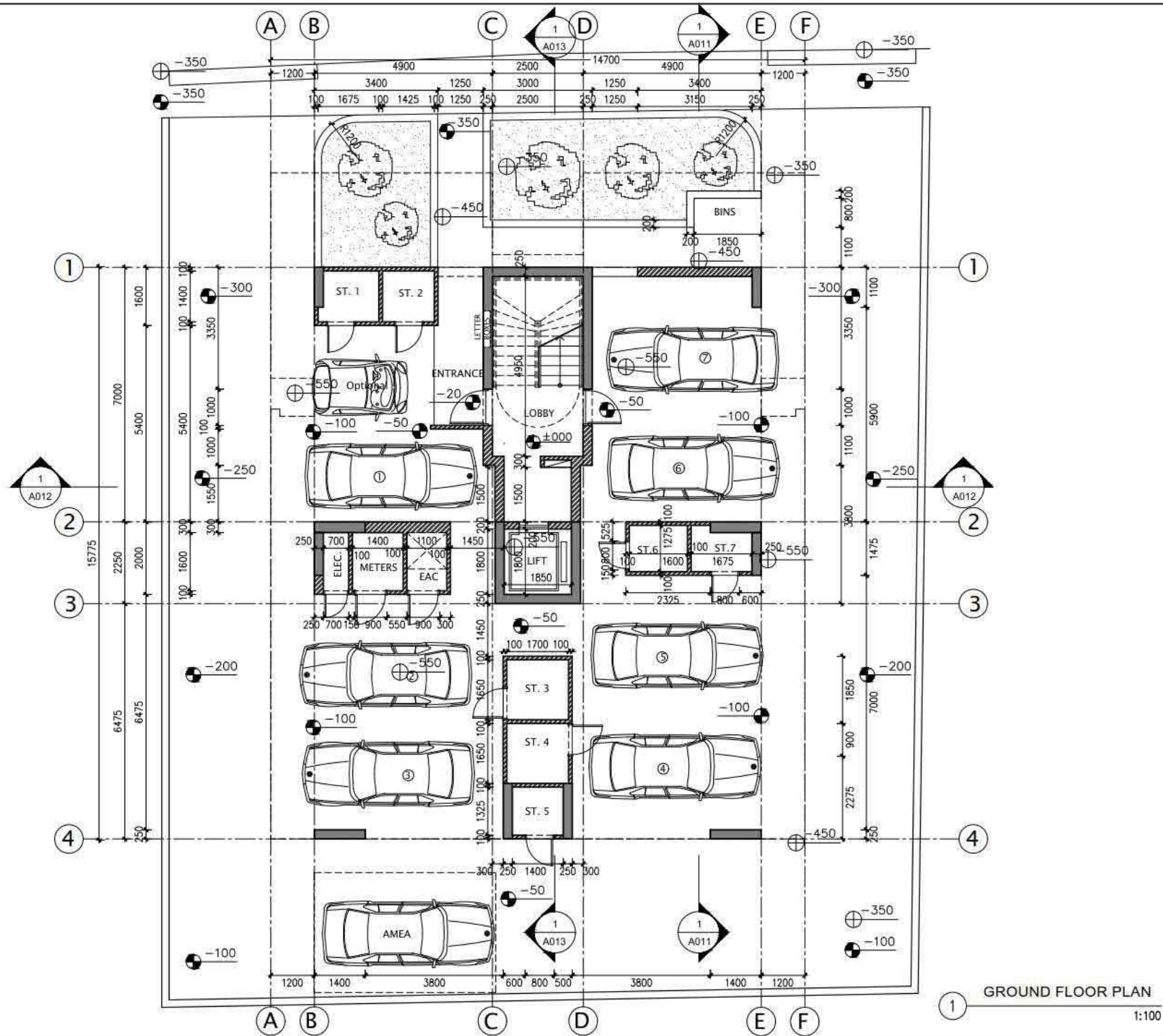


Photos of the Park and area around



PLANS

БГВИЗ



24.450 = ΥΨΟΜΕΤΡΟ ΤΟΠΟΓΡΑΦΟΥ
ΑΝΤΙΣΤΟΙΧΕΙ
±000 = ΑΡΧΙΤΕΚΤΟΝΙΚΟ ΥΨΟΜΕΤΡΟ

⊕ EXISTING LEVEL

● PROPOSED LEVEL

C.V = COVERED VERANDA

U.V = UNCOVERED VERANDA

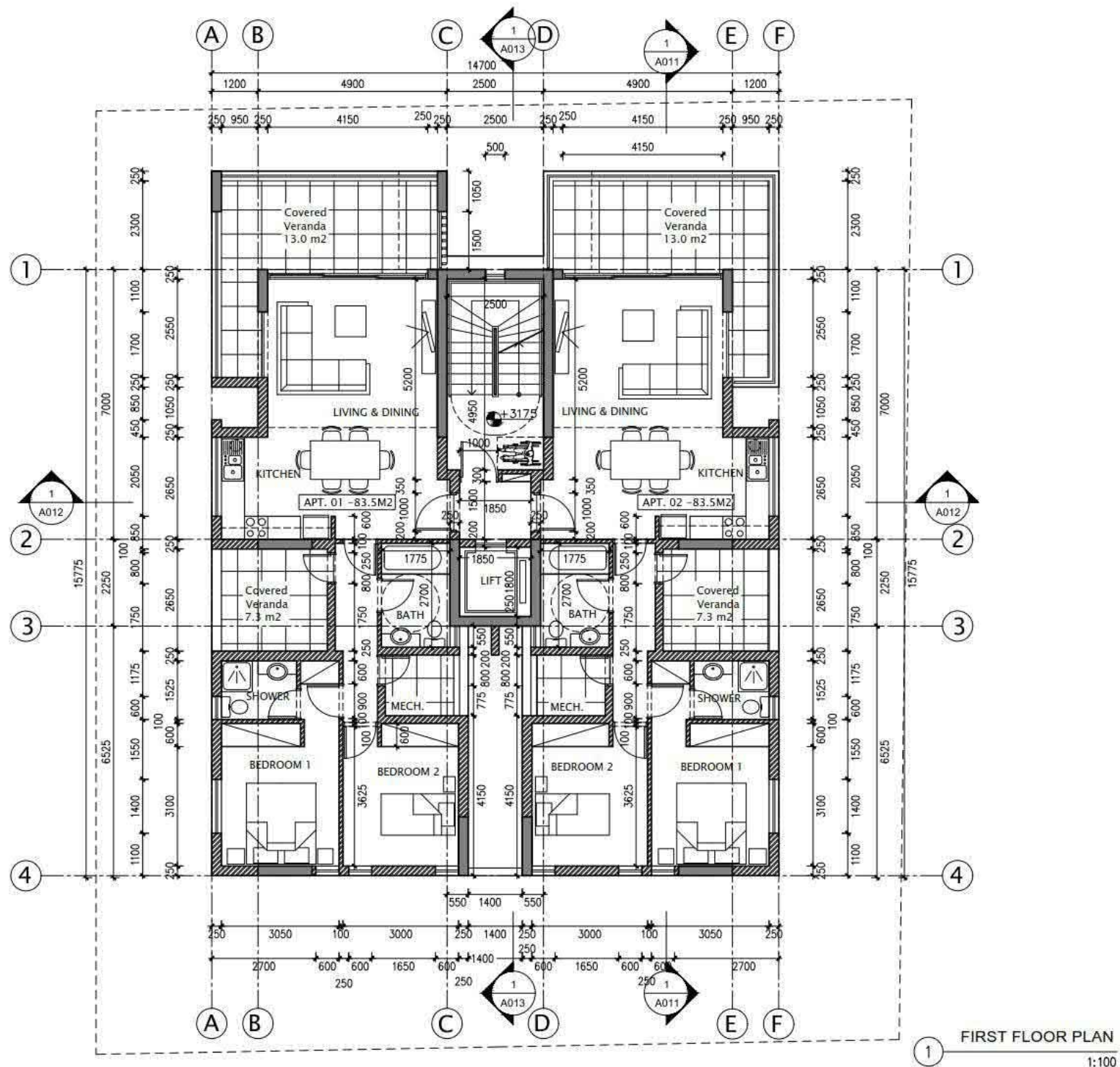
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PROJECT
RIA COURT 86

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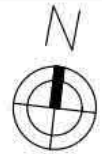
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FIRST FLOOR PLAN

1:100



24.450 =ΥΨΟΜΕΤΡΟ ΤΟΠΟΓΡΑΦΟΥ
ΑΝΤΙΣΤΟΙΧΕΙ
±000= ΑΡΧΙΤΕΚΤΟΝΙΚΟ ΥΨΟΜΕΤΡΟ

⊕ EXISTING LEVEL

⊙ PROPOSED LEVEL

C.V = COVERED VERANDA

U.V = UNCOVERED VERANDA

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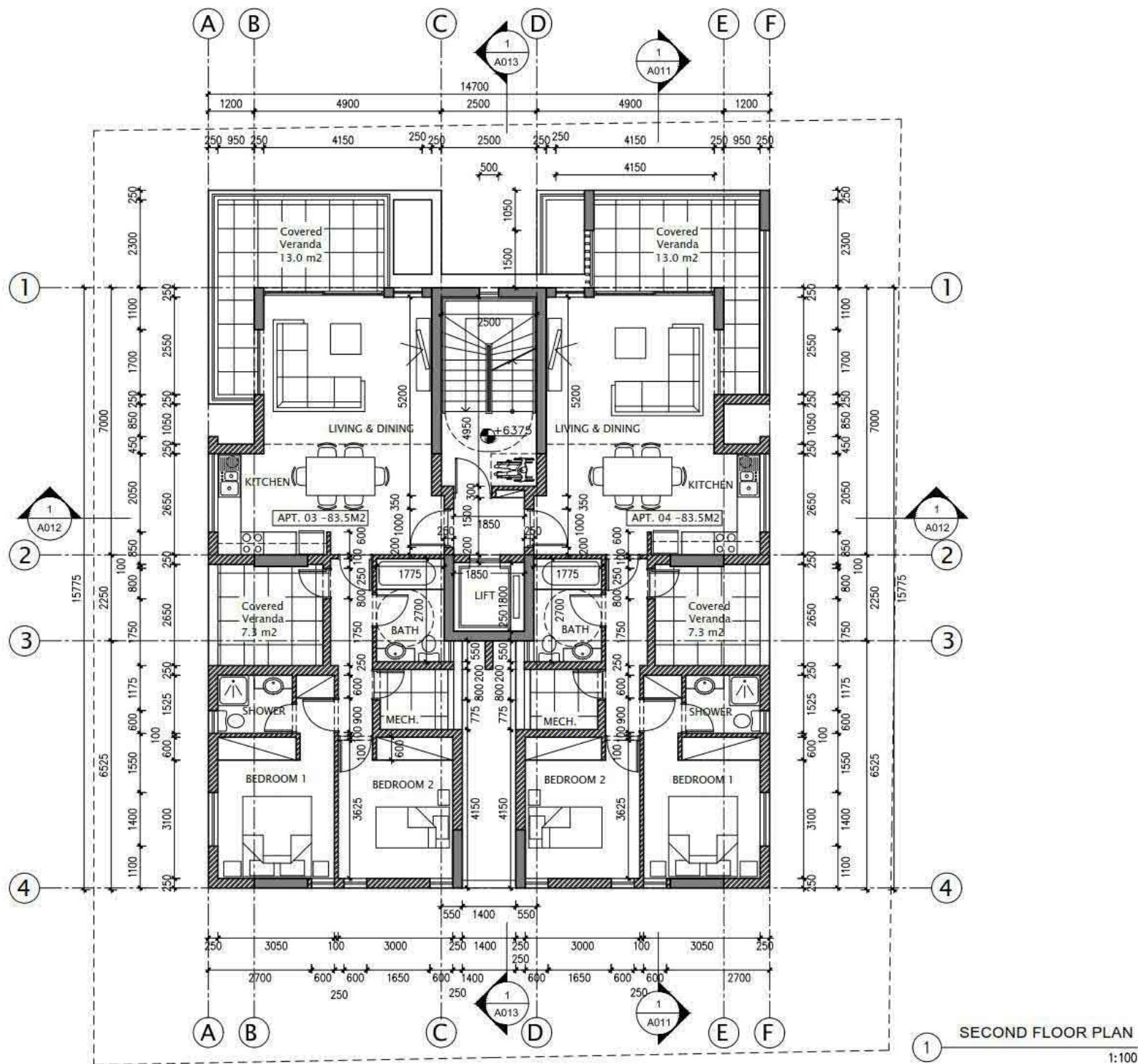
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FIRST FLOOR PLAN

PROJECT NO.
LAR-222

DRAWING NO.
A-003

DRAWN BY	CHECKED	DATE	SCALE
CP	MA	08/23	1:100



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ΑΝΤΙΣΤΟΙΧΕΙ
±000= ΑΡΧΙΤΕΚΤΟΝΙΚΟ ΥΨΟΜΕΤΡΟ

⊕ EXISTING LEVEL

⊙ PROPOSED LEVEL

C.V = COVERED VERANDA

U.V = UNCOVERED VERANDA

REV. NO.	DATE	DESCRIPTION

PROJECT
RIA COURT 86

DRAWING TITLE
SECOND FLOOR PLAN

PROJECT NO.

LAR-222

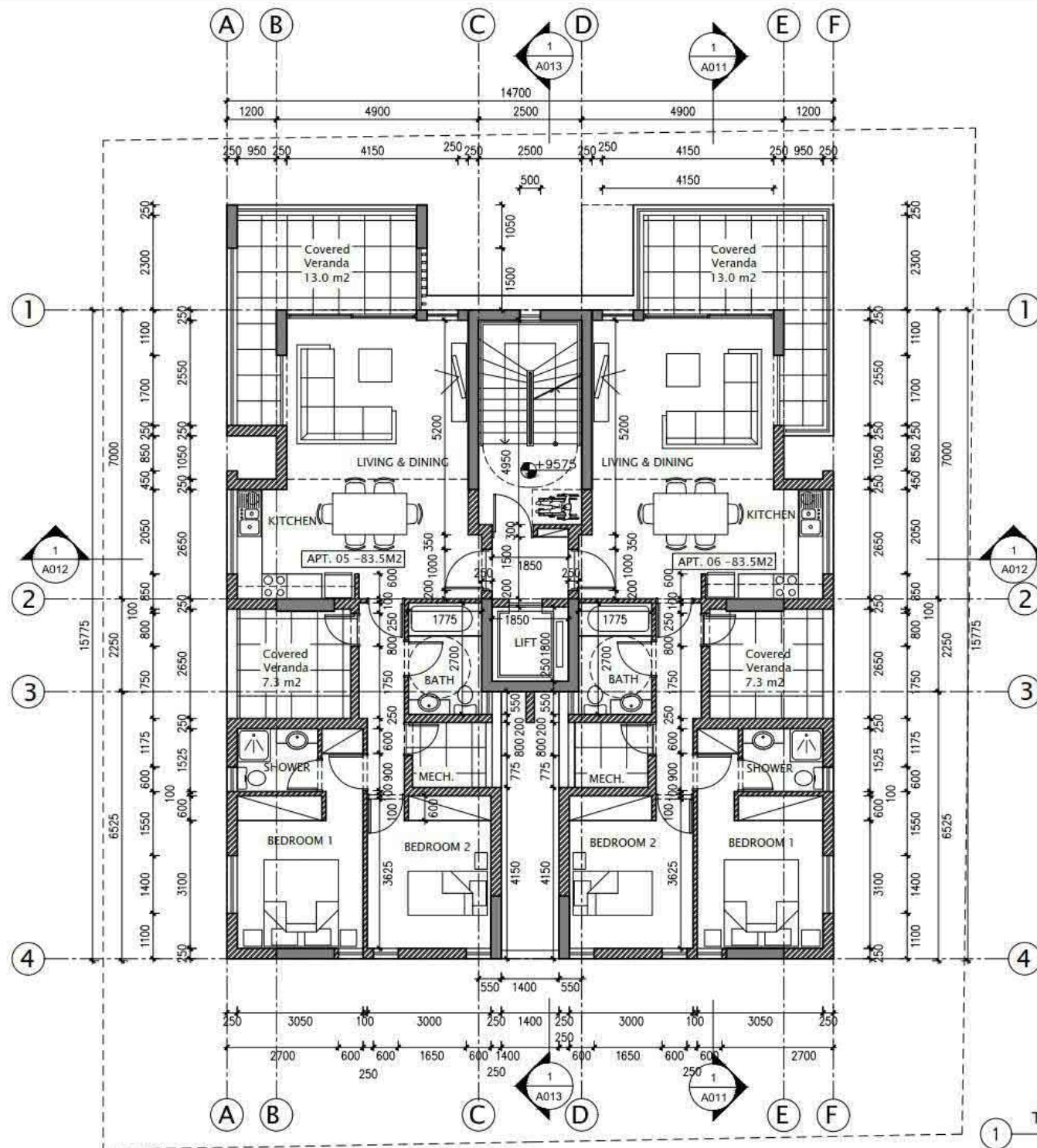
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A-004

DRAWN BY	CHECKED	DATE	SCALE
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SECOND FLOOR PLAN

1:100



THIRD FLOOR PLAN

1:100



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ΑΝΤΙΣΤΟΙΧΕΙ
±000= ΑΡΧΙΤΕΚΤΟΝΙΚΟ ΥΨΟΜΕΤΡΟ

⊕ EXISTING LEVEL

⊙ PROPOSED LEVEL

C.V = COVERED VERANDA

U.V = UNCOVERED VERANDA

REV. NO.	DATE	DESCRIPTION

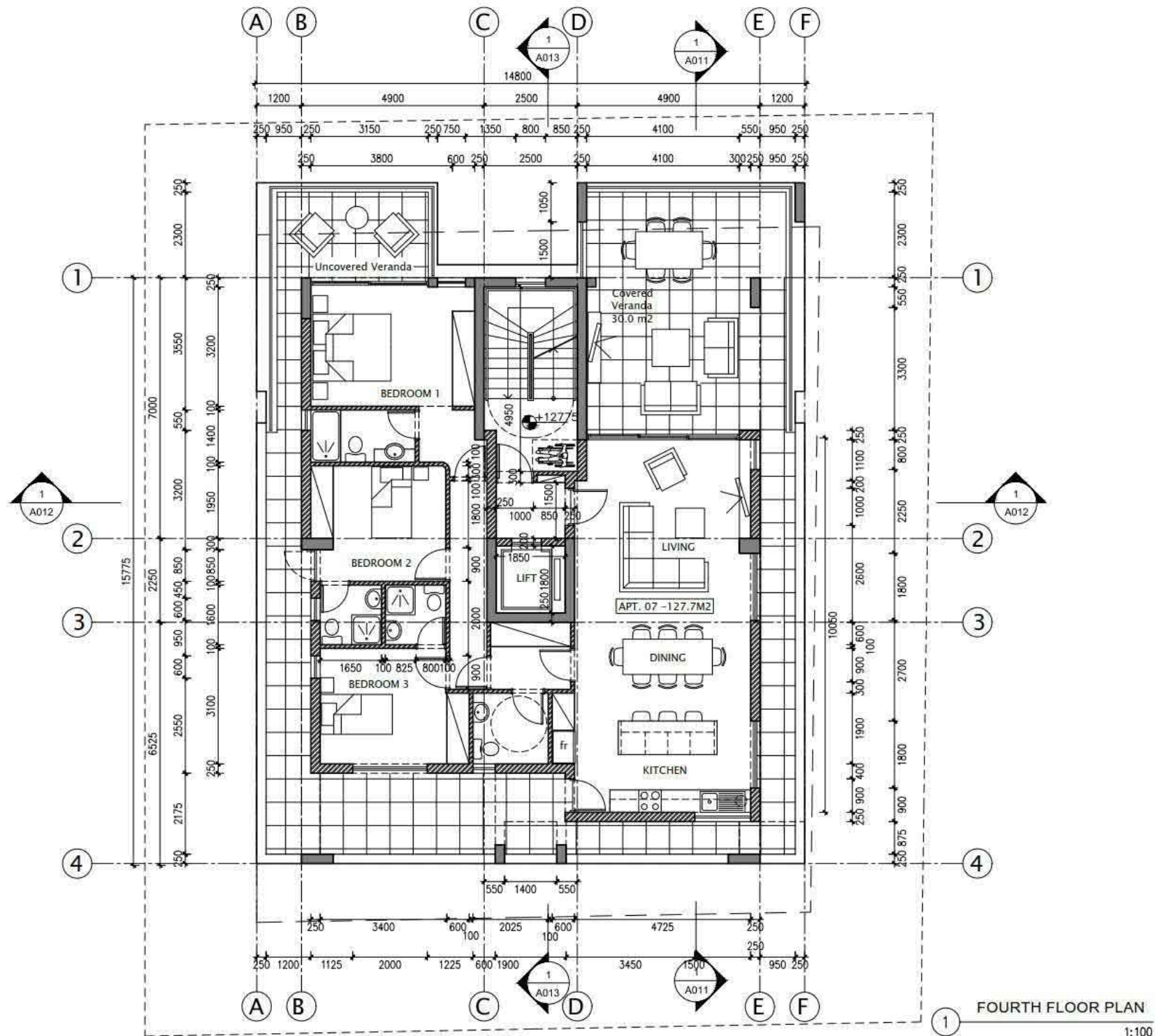
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DRAWING TITLE
THIRD FLOOR PLAN

PROJECT NO.
LAR-222

DRAWING NO.
A-005

DRAWN BY	CHECKED	DATE	SCALE
CP	MA	08/23	1:100



REV. NO.	DATE	DESCRIPTION
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DRAWING TITLE		
FOURTH FLOOR PLAN		
PROJECT NO.	DRAWING NO.	
LAR-222	A-006	
DRAWN BY	CHECKED	DATE
CP	MA	08/23
SCALE	1:100	

3D PHOTOS

3D ЪН0102



FLAT 07

FLAT 06

FLAT 05

FLAT 04

FLAT 03

FLAT 02

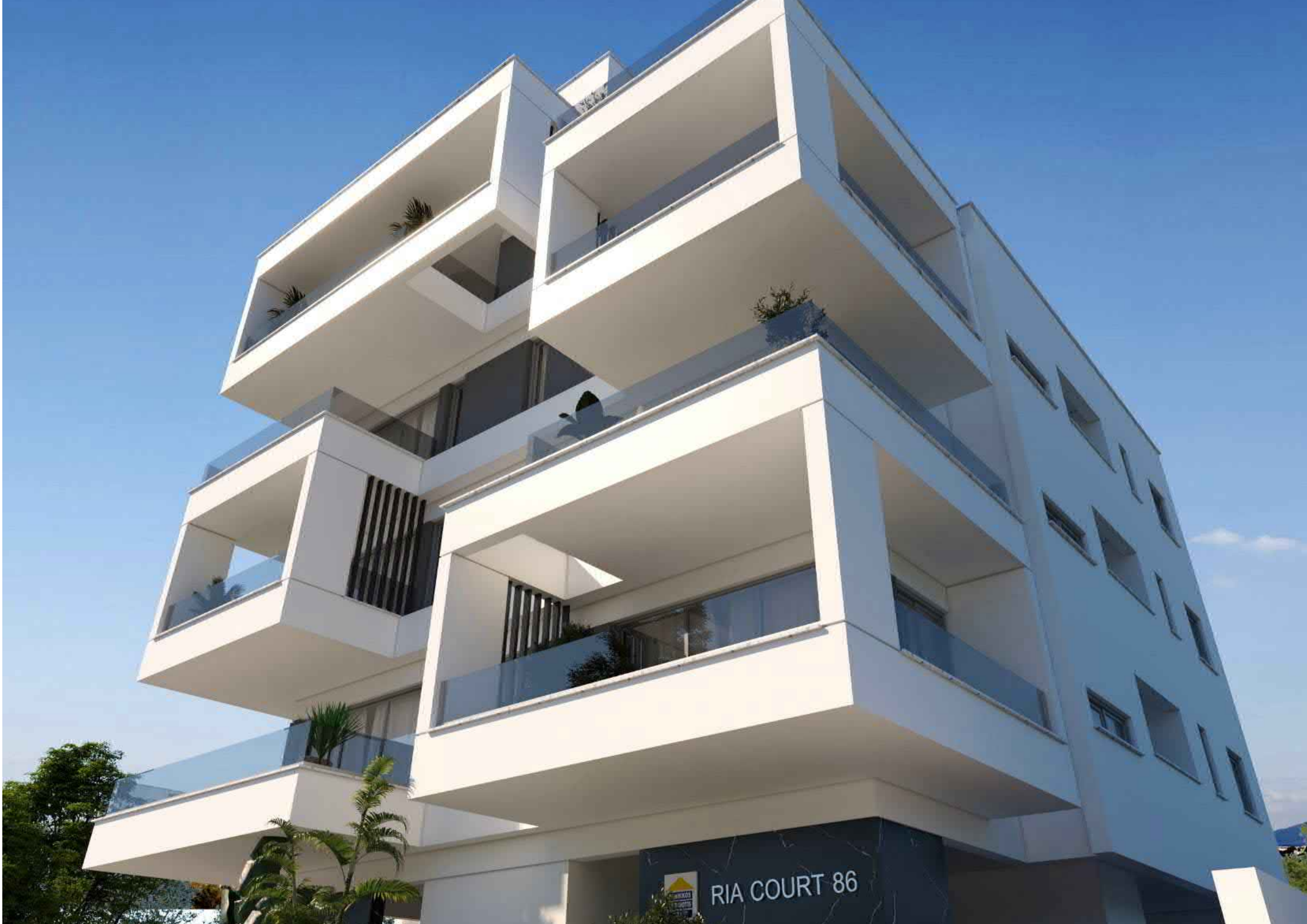
FLAT 01



RIA COURT 86



A COURT 86



RIA COURT 86









RIA COURT 86





RIA COURT-86

Property No	Type	No. of Bedrooms	No. of Bathrooms/toilets	Internal Area	Covered Verandas	Uncovered Verandas	Price €
101	Apartment	2	2	83m ²	20m ²	-	€290000 * VAT
102	Apartment	2	2	83m ²	20m ²	-	€290000 * VAT
201	Apartment	2	2	83m ²	20m ²	-	€300000 * VAT
202	Apartment	2	2	83m ²	20m ²	-	€300000 * VAT
301	Apartment	2	2	83m ²	20m ²	-	€310000 * VAT
302	Apartment	2	2	83m ²	20m ²	-	€310000 * VAT
401	Apartment	3	4	127m ²	30m ²	59m ²	€700000 * VAT

TOTAL BUILDING PRICE - €2 500 000 PLUS VAT

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. PLEASE NOTE THAT A HIGHER AMOUNT MAY BE REQUESTED WITH THE SIGNING OF THE CONTRACTS AT THE DISCRETION OF THE VENDOR. 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.

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