

RIA COURT 86

FANEROMENI,
LIMASSOL, CYPRUS

LARNACA CYPRUS

RESIDENTIAL DELUXE APARTMENTS FOR SALE

WALKING DISTANCE TO THE FINICOUDES 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.](#)





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



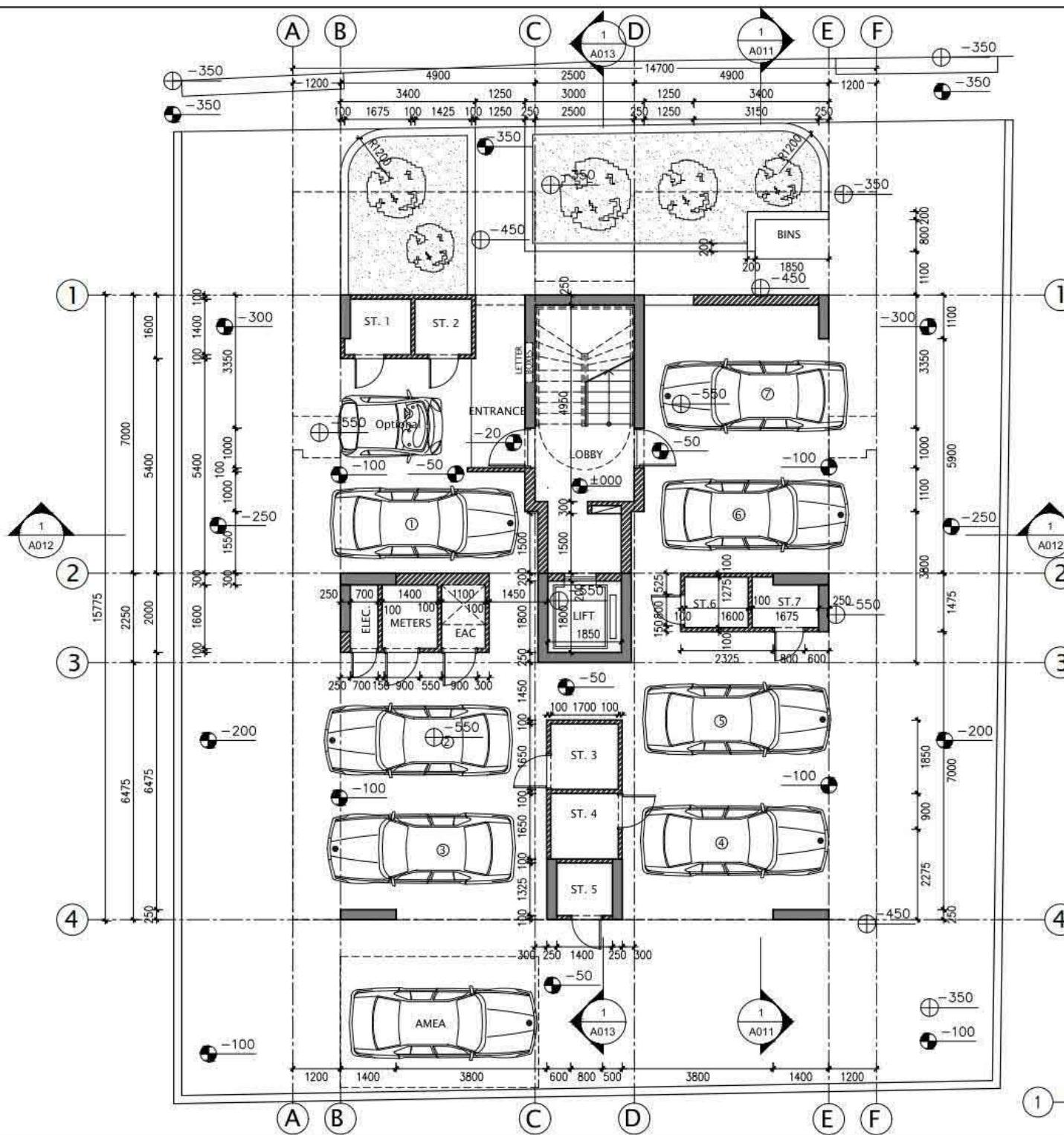
Photos of Lake at Different times of the day



Photos of the Park and area around



PLANS
SNAGS



24.450 = ΥΨΟΜΕΤΡΟ ΤΟΠΟΓΡΑΦΟΥ
ΑΝΤΙΣΤΟΙΧΕΙ
±000 = ΑΡΙΧΤΕΚΤΟΝΙΚΟ ΥΨΟΜΕΤΡΟ

EXISTING LEVEL

PROPOSED LEVEL

C.V = COVERED VERANDA

U.V = UNCOVERED VERANDA

ITEM NO.	DATE	DESCRIPTION

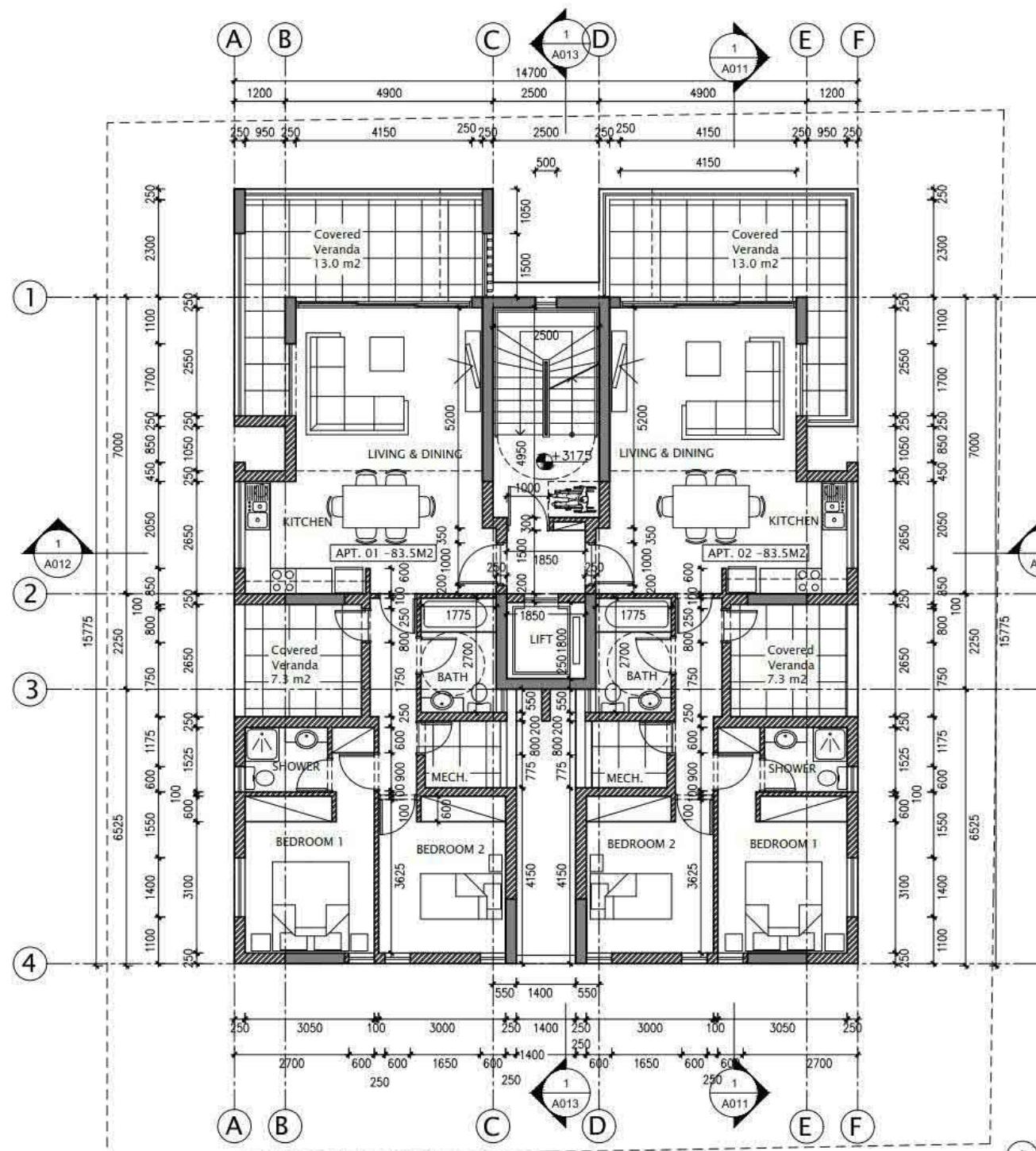
PROJECT

DRAWING TITLE

PROJECT NO.	DRAWING N
LAR-222	A-00

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

GROUND FLOOR PLAN



FIRST FLOOR PLAN

1:100

24.450 = ΥΨΟΜΕΤΡΟ ΤΟΠΟΓΡΑΦΟΥ
ΑΝΤΙΣΤΟΙΧΕΙ
±000 = ΑΡΧΙΤΕΚΤΟΝΙΚΟ ΥΨΟΜΕΤΡΟ

EXISTING LEVEL

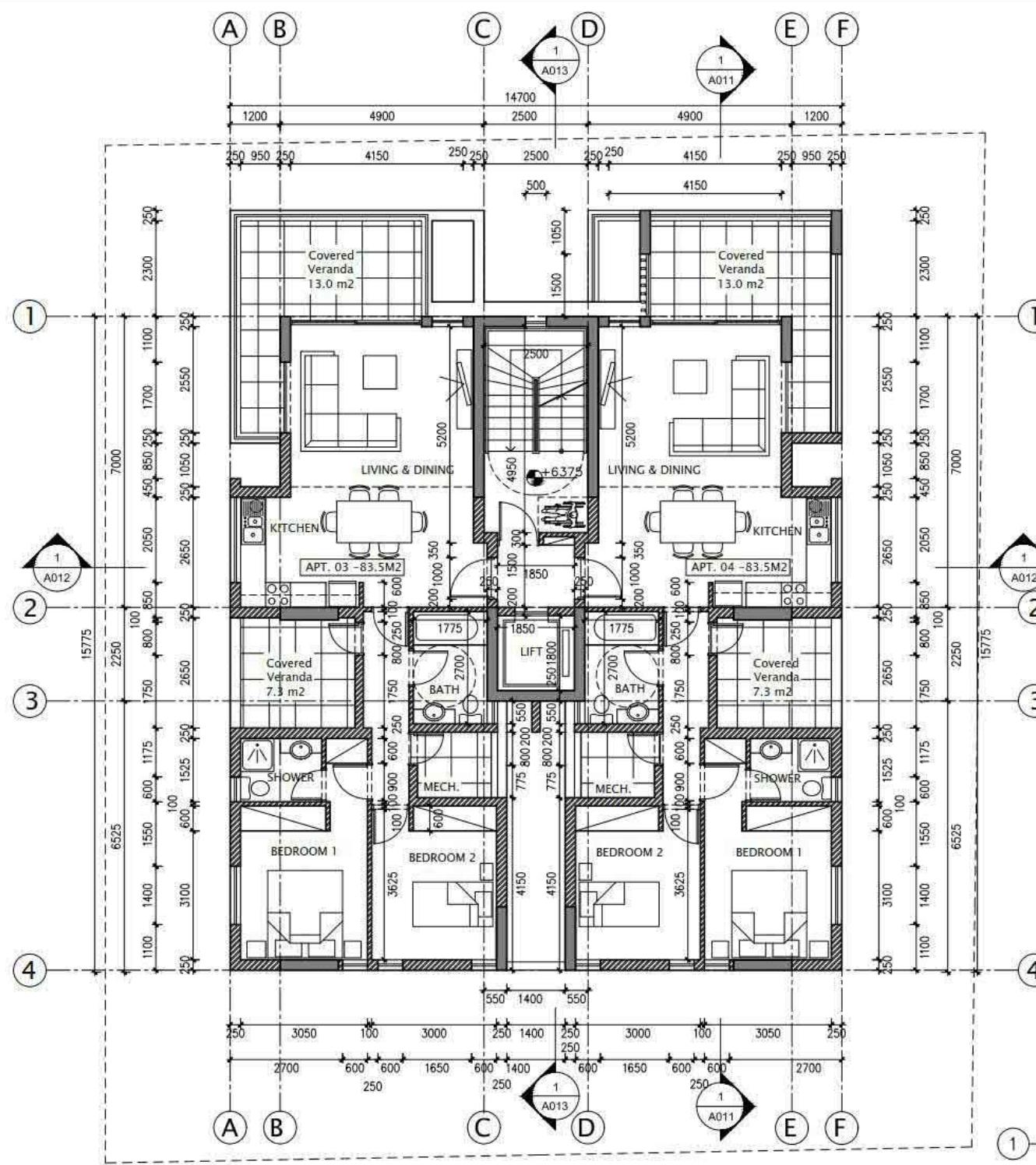
PROPOSED LEVEL

C.V = COVERED VERANDA

U.V = UNCOVERED VERANDA

REV. NO.	DATE	DESCRIPTION		
PROJECT	RIA COURT 86			
DRAWING TITLE				
FIRST FLOOR PLAN				
PROJECT NO.	DRAWING NO.			
LAR-222	A-003			
DRAWN BY	CHECKED	DATE		
CP	MA	08/23 1:100		





24.450 = ΥΨΟΜΕΤΡΟ ΤΟΠΟΓΡΑΦΟΥ
ΑΝΤΙΣΤΟΙΧΕΙ
±000 = ΑΡΙΧΤΕΚΤΟΝΙΚΟ ΥΨΟΜΕΤΡΟ

 EXISTING LEVEL

PROPOSED LEVEL

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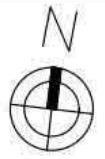
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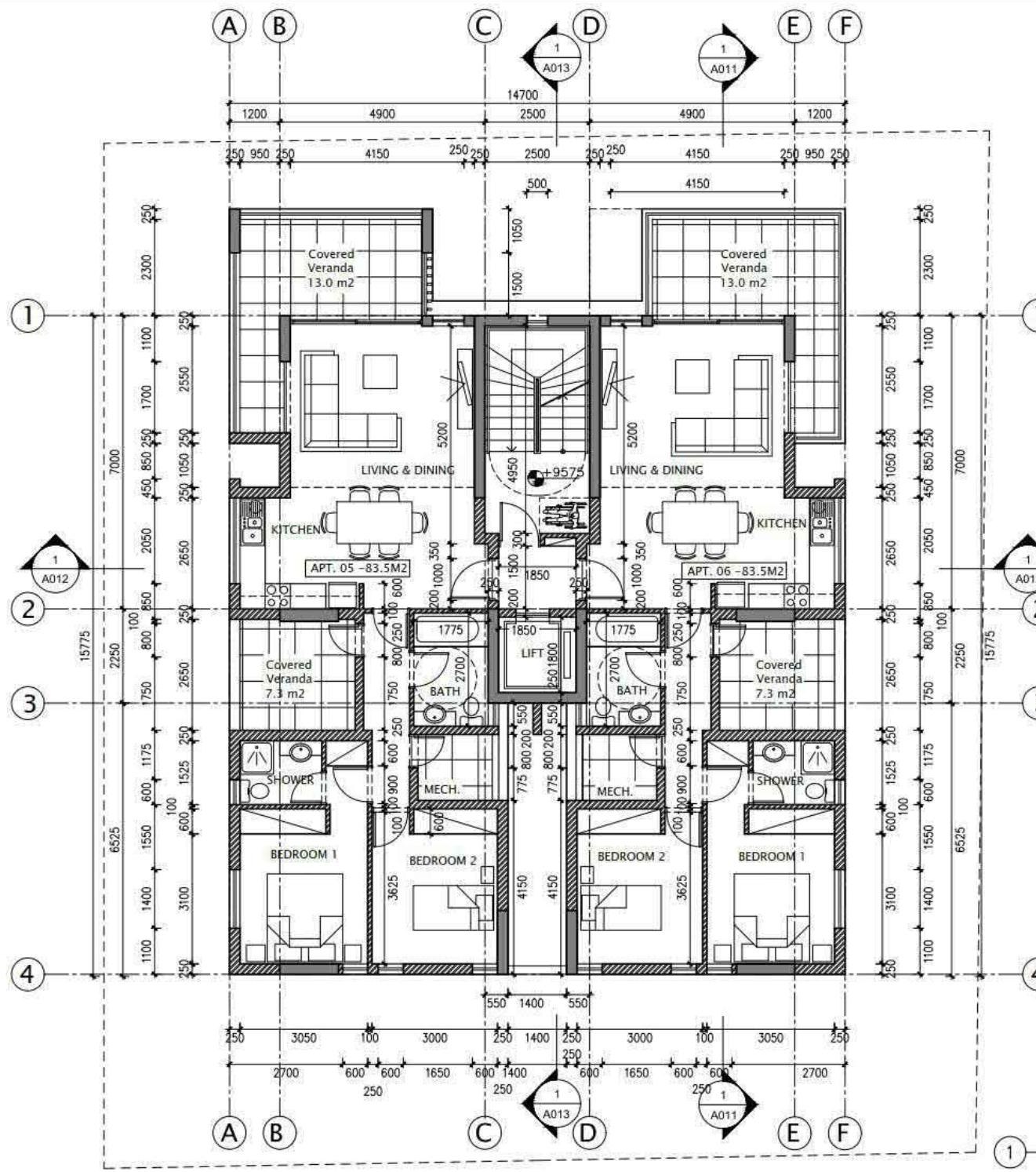
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PROJECT NO.	DRAWING NO.
14B-222	A-004

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



1:100



24.450 = ΥΨΟΜΕΤΡΟ ΤΟΠΟΓΡΑΦΟΥ
ΑΝΤΙΣΤΟΙΧΕΙ
±000 = ΑΡΙΧΤΕΚΤΟΝΙΚΟ ΥΨΟΜΕΤΡΟ

EXISTING LEVEL

PROPOSED LEVEL

C.V = COVERED VERANDA

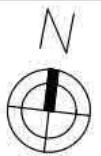
U.V = UNCOVERED VERANDA

REF. NO.	DATE	DESCRIPTION

PROJECT

DRAWING TITLE

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DRAWN BY	CHECKED	DATE	SCALE
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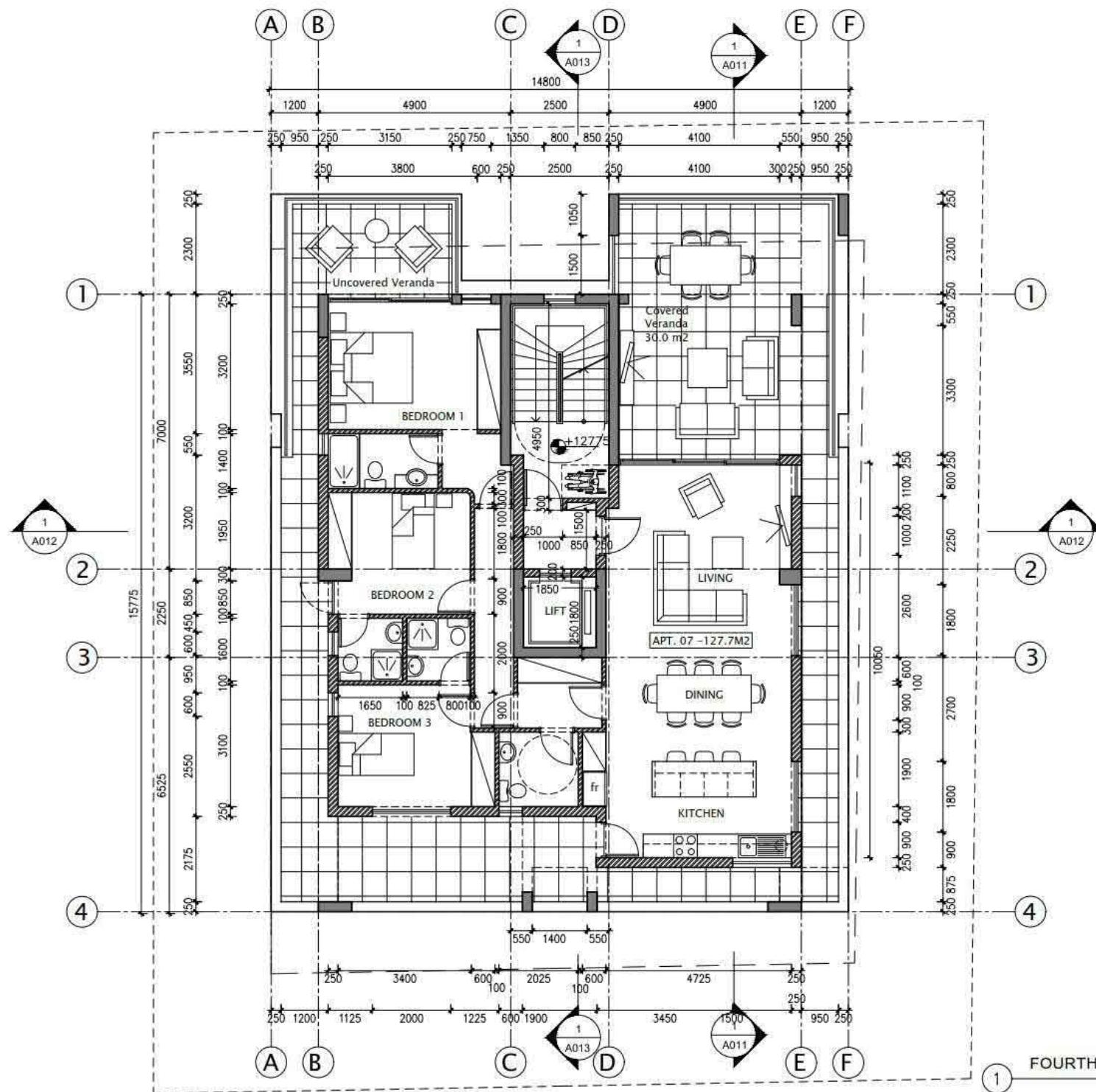
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ΑΝΤΙΣΤΟΙΧΕΙ
±000 = ΑΡΙΧΤΕΚΤΟΝΙΚΟ ΥΨΟΜΕΤΡΟ

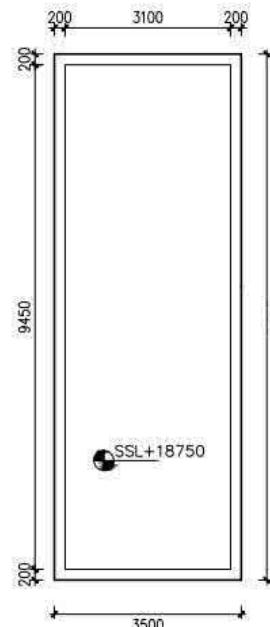
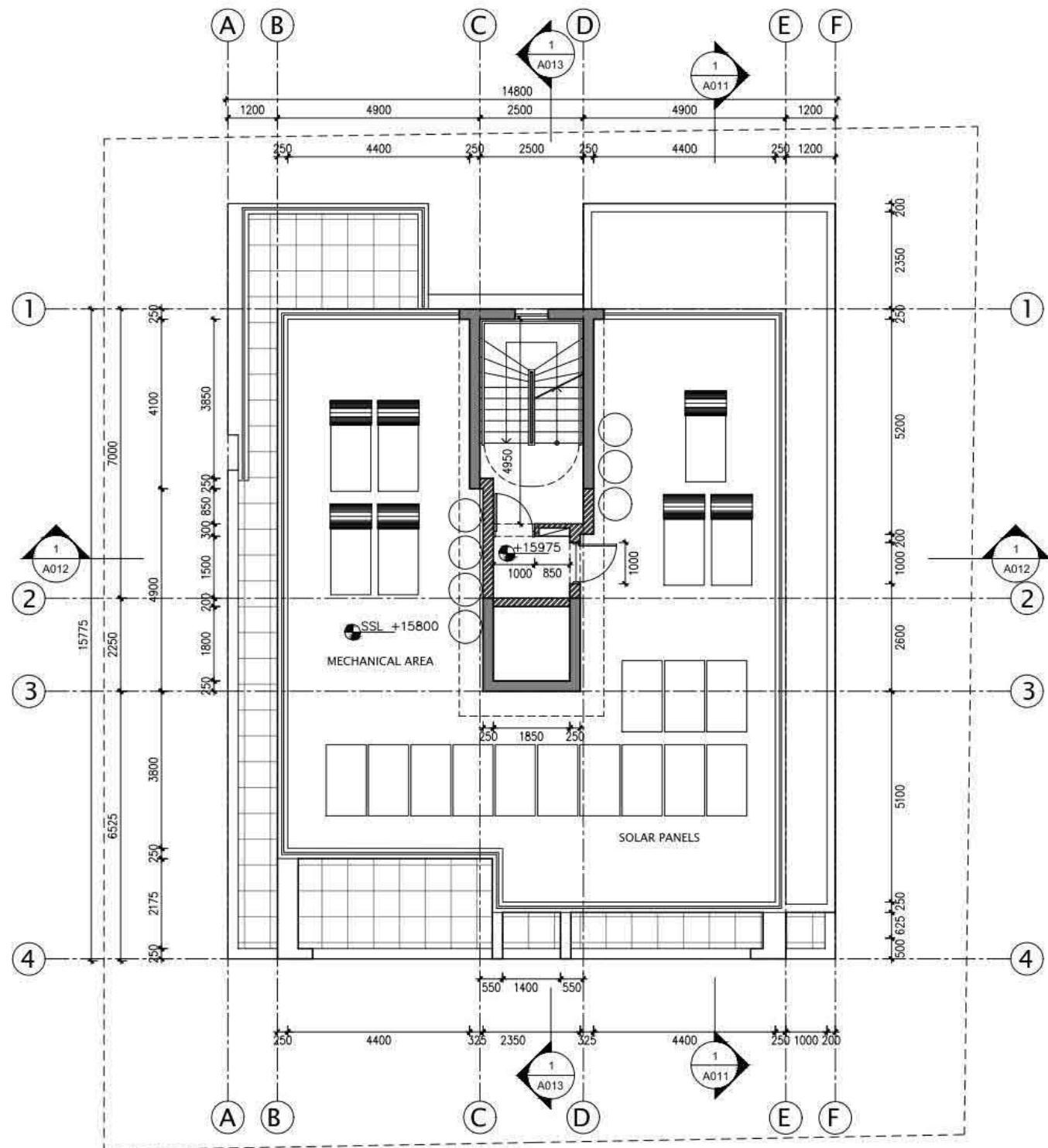
○ EXISTING LEVEL

● PROPOSED LEVEL

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24.450 = ΥΨΟΜΕΤΡΟ ΤΟΠΟΓΡΑΦΟΥ
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REV. NO.	DATE	DESCRIPTION
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PROJECT

DRAWING TITLE

PROJECT NO. DRAWING N

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



1 ROOF PLAN
1:100

3D PHOTOS

3D ъното





SEA 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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