

## 2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Two Bedroom Ground Floor Apartment For Sale in Livadia, Larnaca – Title Deeds (New Build Process) This complex is composed of 5 separate blocks and includes 1, 2 & 3 bedroom apartments, ground floor apartments with private gardens and penthouses with roof terraces. The project is strategically located at few minutes from Larnaca New Marina & Port, the biggest project in Larnaca to date – Master bedroom with ensuite and fitted wardrobes – 1 Bedrooms with fitted wardrobes – Open plan living – dining area – kitchen – Family bathroom – Guest W/C – Provisions for air conditioning &...



### Property Info

### Plot / Area Info

Covered Area **72**

### Additional info

Reference Number **plu057n2g**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
 Coordinates: **34.9541 / 33.6291**

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 750.00/m<sup>2</sup></b> |                 |             |

## Representative: Emerald Property Consultants

|                     |              |            |                               |
|---------------------|--------------|------------|-------------------------------|
| Registration number | <b>845</b>   | Email      | <b>info@cyprusemerald.com</b> |
| License number      | <b>329/E</b> | Legal name | <b>N/A</b>                    |
| Phone: +35723080080 |              |            |                               |

## Price change history

€270 000 on Jan 18, 2024





## BLOCK A GROUND FLOOR

**A02**  
2 Bedrooms  
2 Bathrooms  
75 SQM Internal Area  
15 SQM Covered Veranda  
13.5 SQM Garden



## BLOCK E GROUND FLOOR

### MASS PLAN

**E02**  
2 Bedroom  
2 Bathroom  
72 SQM Internal Area  
13 SQM Covered Veranda  
16 SQM Garden



**E01**

