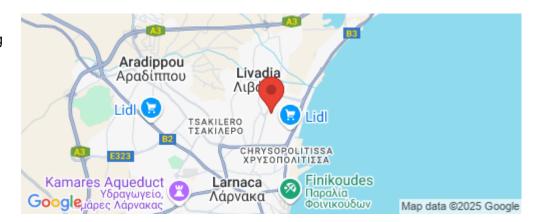


## 2 Bedroom Apartment for Sale in Larnaca District

Nestled in the picturesque neighbourhood of Livadia in Larnaca, this unique collection of 2-bedroom apartments offers not only luxurious living space close to the sea, but also easy access to a host of local amenities. Being just a few minutes from New Larnaca Marina, supermarkets, boutiques, cosy cafeterias and restaurants, schools and fitness centres, residents can enjoy truly comfortable modern living.

The building comprises only four units, each of which occupies an entire floor, providing residents with a private and exclusive atmosphere. Imagine waking up to the gentle sounds of the waves and having your morning coffee on your private balcony or roof terrace overlooking the az...



Property Info Plot / Area Info

Covered Area 94

Amenities Location

Region: Larnaca

Coordinates: **34.9395** / **33.6318** 

## **Additional info**

Reference Number **f3702** 

Property type Apartment Condition Brand New

Construction Year **2025** 

Bathrooms 2



Price: €540 000 + VAT

VAT for this property is €27,000 or €102,600. 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 Excluded

Title transfer fee None

Price per SQM €5 745.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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License number 517/E Legal name ConceptRealty Ltd

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## **Price change history**

€350 000 on Mar 9, 2024 €410 000 on Apr 5, 2024 €540 000 on Jan 11, 2025



























