

## 2 Bedroom Apartment for Sale in Larnaca District

For sale: A stunning 78 sq.m. apartment located on the 2nd floor in Livadia. This modern residence features 2 spacious bedrooms and 2 well-appointed bathrooms. The property includes a closed parking space and is equipped with air conditioning. With an energy certificate rating of A, the apartment promises energy efficiency and sustainability.



Conveniently situated near the sea, seaside, a mall, and the city center, the location offers a perfect blend of tranquility and accessibility. Enjoy breathtaking sea views from the comfort of your home. Unique features of this property include an elevator and a dedicated storage area, providing added convenience and ample space. This apartme...

### Property Info

Covered Area	<b>78</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Yes</b>
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### Additional info

Reference Number	<b>951414</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

### Location

Region: **Larnaca**  
 Coordinates: **34.944400117198 / 33.643290996552**

## Price: €347 000 + VAT

VAT for this property is **€17,350** or **€65,930**. 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>~€10 480.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 449.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35725267979</b>			

## Price change history

€332 000 on May 23, 2024

€347 000 on Oct 18, 2024

