

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

A new project located in Livadia area, just 100 meters from the sea. Convenience is key here, with an array of amenities within walking distance—charming cafes, boutique shops, and fine dining options. On-site, residents can unwind by the pool, stroll through landscaped gardens, or stay active at the fitness center.

These residences, spanning four floors, boast mesmerizing sea views and modern design. The apartments are a fusion of elegance and practicality, with spacious interiors that seamlessly blend with the breathtaking vistas of the Mediterranean. Imagine waking up to the soothing sounds of waves and enjoying your morning coffee on your private balcony, overlooking the azure ...

### Property Info

### Plot / Area Info

Covered Area **94**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>49629</b>              |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Roof Garden

### Location

**Location:** Livadia Larnakas Region: **Larnaca**

## 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 | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 745.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€410 000 on May 26, 2024  
 €540 000 on May 6, 2025











