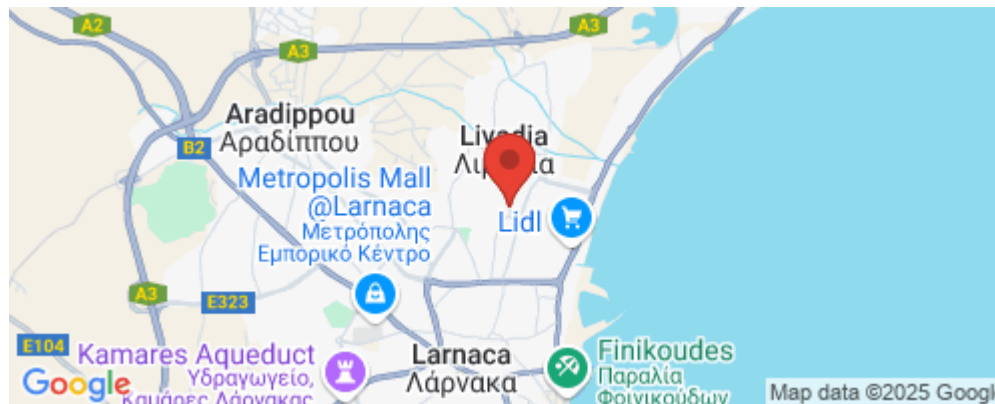


## 2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Discover luxury living at its finest within this high-end residential project. Offering a selection of meticulously designed 1 & 2 bedroom apartments, as well as exclusive penthouse apartments featuring stunning roof terraces, this property redefines sophistication. Conveniently located near the New Marina and The American University of Cyprus, residents indulge in the allure of a luxurious neighborhood while being surrounded by a plethora of nearby local amenities. This development presents an opportunity for a lifestyle of elegance, comfort, and convenience. Completion: July 2025



### Property Info

Covered Area	<b>108</b>
Covered Veranda	<b>23</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>6338</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

**Location:** Livadia Larnakas  
Coordinates: **34.940774071984 / 33.628292457672**

Region: **Larnaca**

## Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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>€3 056.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€330 000 on Jul 1, 2024

