

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

2-Bedroom Apartment - Livadia, Larnaca

Experience refined contemporary living in this beautifully designed 2-bedroom apartment, where comfort, functionality, and modern elegance blend seamlessly.

Every aspect of the residence has been thoughtfully planned to offer a home that feels both inviting and sophisticated, ideal for permanent living, a holiday retreat, or a sound investment.

The open-plan layout unites the living, dining, and kitchen areas into one harmonious space, creating an atmosphere of natural flow and brightness. Large glass doors and wide verandas allow sunlight to fill the interiors, extending the living area outdoors and offering a perfect setti...

Property Info		Plot / Area Info	Additional info	
Covered Area	<b>87</b>		Reference Number	<b>6349</b>
Covered Veranda	<b>12</b>		Property type	<b>Apartment</b>
Uncovered Veranda	<b>60</b>		Condition	<b>Under Construction</b>
Floor Number	<b>2</b>	Parking	Construction Year	<b>2026</b>
Energy Efficiency	<b>A</b>		Bathrooms	<b>2</b>
Air Conditioning	<b>All rooms, Yes</b>			

Amenities	Location	Region
• Parking	<b>Location:</b> Livadia Larnakas <b>Coordinates:</b> 34.9490765 / 33.6275272	<b>Larnaca</b>

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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 Price per SQM	<b>None</b> <b>€3 678.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€300 000 on Jul 1, 2024

€320 000 on Nov 12, 2025

