

## 2 Bedroom Apartment for Sale in Larnaca District

The 2 bedroom apartment belongs to an exclusive and lavish gated project located in the tranquil and developing neighbourhood of Livadia in Larnaca, offering the perfect blend of privacy and convenience in an ideal location for modern living.

Surrounded by lush green landscaped gardens, the ultra-modern 2-3 bedroom apartments showcase unique architecture and stylish elegance. Enjoy the comfort and convenience of easy access to urban amenities including beautiful beaches, supermarkets, shopping centres and a host of restaurants and entertainment venues. Also in close proximity are the prestigious American University, New Larnaca Marina, and the renowned Land of Tomorrow project, prov...



### Property Info

### Plot / Area Info

Covered Area **100**

### Additional info

Reference Number **96209**

Property type **Apartment**

Construction Year **2024**

Bathrooms **2**

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.9537 / 33.632**

## Price: €250 000 + VAT

VAT for this property is **€12,500** or **€47,500**. 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>~€6 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 500.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€225 000 on Jul 10, 2024  
 €245 000 on Aug 25, 2024  
 €250 000 on Nov 27, 2024











