

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

This 2 bedroom apartment is located in Block C of the exclusive and prestigious Larnaca Marina area, very close to the Larnaca Town Center. It features spacious and contemporary living areas with two bedrooms and two bathrooms. The apartment benefits from unique glass balconies and a clever layout designed to offer optional space, privacy, and views of the prestigious neighbourhood. It includes one parking bay and a storage room on the ground level. Situated in a quiet, family-oriented residential neighborhood surrounded by large luxury houses and residential properties, this apartment has been designed by a professional team of Architects, Engineers, and Interior Designers, featuring top...



### Property Info

Covered Area **102**  
 Covered Veranda **20**  
 Floor Number **4**  
 Energy Efficiency **A**

### Plot / Area Info

### Additional info

Reference Number **232207**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **2**  
 View **Sea view**

### Amenities

- Elevator

### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
 Coordinates: **34.9393025669069 / 33.63158745116889**

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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>€2 892.00/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

€295 000 on Sep 10, 2024





