

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

This Residences is located in the very exclusive and prestigious Larnaca new Marina area, a cross the road to the sea and very close to town center.

Available 2 bedroom apartments on the third, fourth floors.

The project boasts sixteen apartments two bedroom & two bathroom apartments – all with spacious and contemporary living areas. There are two apartments per storey – ensuring optimum privacy for potential buyers. The six floor apartments benefit from individual private and luxury roof-gardens with amazing views of the lovely Neighbourhood. Each apartment has one parking bay and a storage room on the ground level.



The lovely residential neighborhood is quiet ...

### Property Info

Covered Area	<b>106</b>
Covered Veranda	<b>26</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>6</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>232243</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Elevator

### Location

**Location:** Livadia Larnakas  
**Coordinates:** **34.94538283332626 / 33.644129143683614**

Region: **Larnaca**

## Price: €500 000 + VAT

VAT for this property is **€25,000** or **€95,000**. 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>€4 717.00/m²</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

€500 000 on Sep 10, 2024



0. GROUND FLOOR 1:200

