

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

2-Bedroom Apartment - Livadia, Larnaca



Perfect for small families or professionals, this 2-bedroom apartment offers a comfortable and modern living space in a well-connected coastal location. Situated within a newly built development near Dhekelia Road and just steps from the beach, the property blends convenience with style.

The apartment features bright interiors, quality finishes, spacious balconies, and practical extras such as private parking and storage. The shared swimming pool provides a relaxing escape within the community.

### Key Features:

- 2 bedrooms | 1 or 2 bathrooms
- Bright open-plan living area
- Covered parking and storage spac...

| Property Info          | Plot / Area Info |         |                     | Additional info   |                           |
|------------------------|------------------|---------|---------------------|-------------------|---------------------------|
| Covered Area           | <b>111</b>       |         |                     | Reference Number  | <b>232792</b>             |
| Covered Veranda        | <b>24</b>        | Pool    | <b>Common, Yes</b>  | Property type     | <b>Apartment</b>          |
| Floor Number           | <b>3</b>         | Parking | <b>Covered, Yes</b> | Condition         | <b>Under Construction</b> |
| Total Number of Floors | <b>4</b>         |         |                     | Construction Year | <b>2026</b>               |
|                        |                  |         |                     | Bathrooms         | <b>2</b>                  |

| Amenities | Location                                                                                   |                        |
|-----------|--------------------------------------------------------------------------------------------|------------------------|
| • Parking | <b>Location:</b> Livadia Larnakas<br>Coordinates: <b>34.947064940623 / 33.642570530363</b> | Region: <b>Larnaca</b> |

## Price: €355 000 + VAT

VAT for this property is **€17,750** or **€67,450**. 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<br>Price per SQM | <b>None</b><br><b>€3 198.00/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

€325 000 on Sep 11, 2024

€355 000 on Jul 18, 2025



