

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

Introducing a brand-new residential development near Dhekelia Road in Larnaca, close to the AUCY American University of Cyprus and the serene coastline. This exclusive project consists of two contemporary 4-story apartment blocks, designed for modern living with prime amenities.

### Key Features:

**Prime Location:** Located near Dhekelia Road, within walking distance to the sea and close to AUCY, offering easy access to key attractions.

The development includes a common swimming pool, perfect for relaxation and leisure.

Each apartment is equipped with parking and a dedicated storage area for maximum convenience.

Seize the opportunity to own a home in one of Larnaca?...



### Property Info

Covered Area	<b>117</b>
Covered Veranda	<b>30</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>232793</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:** **34.947064940623 / 33.642570530363**

Region: **Larnaca**

**Price: €400 000 + VAT**

VAT for this property is **€20,000** or **€76,000**. 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>€3 419.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€400 000 on Sep 11, 2024



