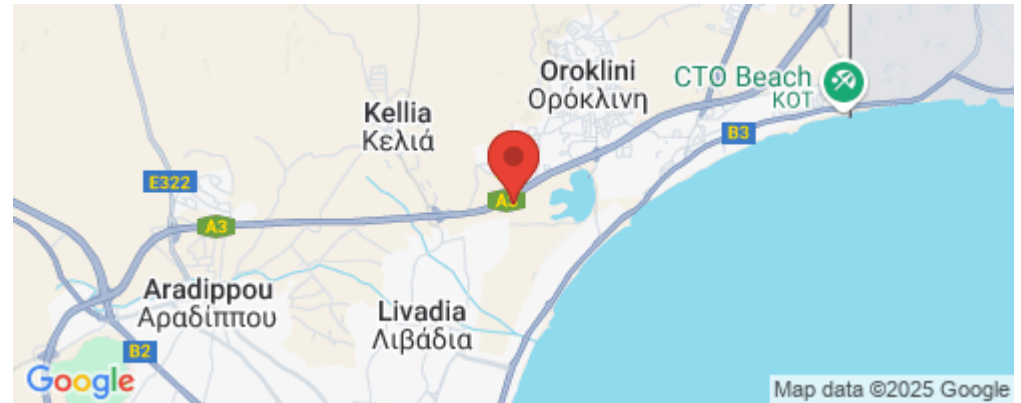


## 2 Bedroom Apartment for Sale in Larnaca District

Set in the highly sought-after area of Livadia in Larnaca, this exclusive gated community offers a perfect blend of tranquility and modern sophistication. The development consists of three elegant apartment blocks, with a selection of one, two, and three-bedroom residences, each offering a unique living experience tailored to your needs. The apartments feature contemporary architectural designs that seamlessly combine style and functionality. Spacious interiors with open layouts create an airy, calming environment, while carefully designed spaces ensure privacy and comfort. Ground-floor apartments come with private gardens, ideal for outdoor dining and relaxation, while the lu...



### Property Info

Covered Area

**94**

### Plot / Area Info

### Additional info

Reference Number

**f13414**

Property type

**Apartment**

Bathrooms

**2**

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.9658 / 33.6433**

## Price: €268 000 + VAT

VAT for this property is **€13,400** or **€50,920**. 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>~€7 320.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 851.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€258 000 on Oct 5, 2024  
 €268 000 on Mar 16, 2025











