

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

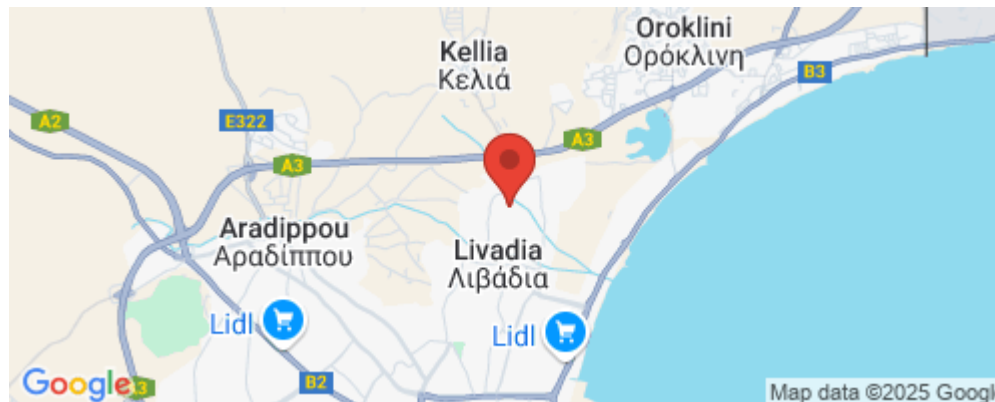
Situated in the exclusive and prestigious Livadia area of Larnaca, this new residential project offers a prime location just minutes away from the beach, the American University of Cyprus, and the new Larnaca Marina.

**Key Features:**

The project consists of nine apartments spread across two floors, offering a choice of one-, two-, and three-bedroom units.

Enjoy easy access to the beach, nearby educational institutions, and the upcoming Marina, perfect for both leisure and convenience.

Livadia is known for its tranquility and proximity to key amenities, making it an ideal place to live or invest.



**Property Info**

Covered Area **115**  
 Covered Veranda **20**  
 Total Number of Floors **1**  
 Energy Efficiency **A**

**Plot / Area Info**

**Amenities**

**Location**

**Location:** Livadia Larnakas  
 Coordinates: **34.957002399724 / 33.629467569219**

Region: **Larnaca**

**Additional info**

Reference Number **232973**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

**Price: €239 000 + VAT**

VAT for this property is **€11,950** or **€45,410**. 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>€2 078.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€235 000 on Oct 16, 2024  
€239 000 on Dec 13, 2024





