

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

Reference ID: #SA35154  
Price details: €486,000 +VAT  
Project located in the very exclusive and prestigious Larnaca Marina area and very close the Larnaca town center. Swaying palms and a beach promenade attracting crowds to Larnaca—and its international airport. Beyond the coast, pavement cafes, markets, and shops mark the port city a lived-in, local feel. View: SEA view / PARK view / POOL view  
Apartments Facilities: A luxurious lobby, a huge Common swimming pool + Private Pool for specific apartments. Open kids' playground, gym and padel court. Specifications: Smart home system / electrical underfloor heating (upon request) / mosquito nets in all aluminum profiles / Flooring with th... X

### Property Info      Plot / Area Info

Covered Area **108**

Floor Number **1**

### Additional info

Reference Number **SA35154**  
Property type **Apartment**  
Condition **Under Construction**  
Construction Year **2026**  
Bathrooms **2**

### Amenities      Location

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.938608537278 / 33.636864493811**

## Price: €486 000 + VAT

VAT for this property is **€24,300** or **€92,340**. 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 Price per SQM	<b>None</b> <b>€4 500.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

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License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€486 000 on Nov 9, 2024

