


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

This 2 bedroom apartment in Livadia, Larnaca is ideally located close to the American University. It benefits directly from the Land of Tomorrow project and the transformation of the Old Oil Refineries area into green spaces, a university, and other facilities. The apartment provides access to common amenities including a swimming pool, jacuzzi, gym, and sauna. It is situated within a residential block that features a commercial building with shops, three levels of offices, and underground parking. Delivery of this apartment is expected in 2.5 years. 

### Property Info

Covered Area	<b>89</b>
Covered Veranda	<b>14</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
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### Additional info

Reference Number	<b>1800</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.9468131 / 33.6332086**

## Price: €278 000 + VAT

VAT for this property is **€13,900** or **€52,820**. 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>€3 124.00/m²</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>
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## Price change history

€242 000 on Sep 21, 2023  
 €259 000 on Dec 14, 2023  
 €278 000 on Feb 26, 2025

