


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

This 2 bedroom apartment is located in Livadia, Larnaca, close to the American University. It is part of a development situated in an area receiving significant investment, including the Land of Tomorrow project and the transformation of the Old Oil Refineries area into green spaces, a university, and other facilities. The apartment is within a complex consisting of 60 apartments across 4 residential blocks and offers access to common amenities such as a swimming pool, jacuzzi, gym, and sauna. Additionally, the project includes a commercial building with shops and three levels of offices with underground parking. Delivery is expected in 2.5 years. 

### Property Info

Covered Area	<b>98</b>
Covered Veranda	<b>23</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>1807</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

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

## Price: €284 000 + VAT

VAT for this property is **€14,200** or **€53,960**. 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>€2 898.00/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

€244 000 on Sep 21, 2023  
 €263 000 on Dec 14, 2023  
 €284 000 on Feb 26, 2025

