

## 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> |
|------|--------------------|

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>1807</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: €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> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

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

