

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

Reference ID: #SA35848 Price details: €255,000 +VATA high-end residential building featuring 2 & 3 bedroom apartments along with a penthouse apartment with a large terrace. The project is located in Livadia, one of the most luxurious areas of Larnaca, a few minutes away from the New Marina of Larnaca and the new American University of Cyprus. Covered area: 80 sq.m. Covered veranda: 16 sq.m. Roof garden: 44 sq.m. Delivery: May 2025 PLUS V.A.T



### Property Info

### Plot / Area Info

Covered Area **96**  
Floor Number **2**

### Additional info

Reference Number	<b>SA35848</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.94443787507 / 33.626604414495**

## Price: €255 000 + VAT

VAT for this property is **€12,750** or **€48,450**. 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>€2 656.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€265 000 on Jan 21, 2025  
 €255 000 on Apr 15, 2025





