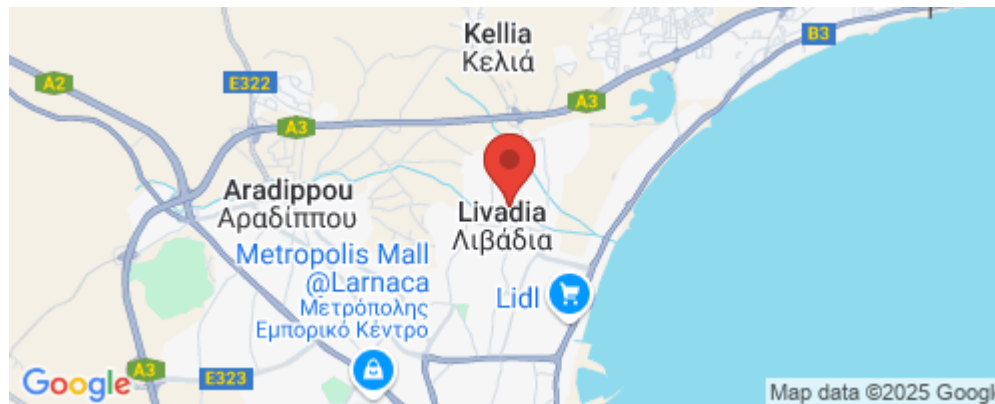


## 2 Bedroom Apartment for Sale in Larnaca District

Welcome to a new development in the charming Livadia neighbourhood of Larnaca, offering spacious and carefully designed two-bedroom apartments where comfort meets style. Enjoy the on-site swimming pool, stay active in the gym, or unwind in the tranquil gardens. With shops, cafes, and essential amenities just a short distance away, everything you need for comfortable living is within easy reach.

The complex consists of two 2-storey blocks, each featuring cozy apartments with modern designs and high-quality finishes that exude elegance and style. Boasting an A-rated energy efficiency certification, this development prioritizes sustainable living while ensuring a comfortable and inviting...



### Property Info      Plot / Area Info

Covered Area **87**

### Additional info

Reference Number **f17300**  
 Property type **Apartment**  
 Construction Year **2025**  
 Bathrooms **2**

### Amenities

### Location

Region: **Larnaca**  
 Coordinates: **34.9516 / 33.6288**

## Price: €238 000 + VAT

VAT for this property is **€11,900** or **€45,220**. 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>~€6 120.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 736.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€238 000 on Jan 29, 2025

