

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

Premium residential development located just 300 meters from the seafront in the desirable Livadia area of Larnaca.

The project consists of eight elegantly designed buildings.

The project boasts exclusive private amenities, including a swimming pool with hydro massage, a children’s swimming pool, a fitness/gym area, a sauna, and lush private gardens. Located just 300 meters from the seafront in the desirable Livadia area of Larnaca, Carisa Melora Park offers a perfect blend of luxury and convenience in a serene coastal setting.

### AVAILABILITY

Apartment 1st floor

Internal area 80 sq.m.

Covered veranda 21 sq.m.

Price 401.000 euro plus VAT

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Property Info		Plot / Area Info		Additional info	
Covered Area	<b>101</b>	Pool	<b>Private, Yes</b>	Reference Number	<b>56580</b>
				Property type	<b>Apartment</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2026</b>
				Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

**Location:** Livadia Larnakas Region: **Larnaca**

## Price: €401 000 + VAT

VAT for this property is **€20,050** or **€76,190**. 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>€3 970.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number

**690**

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## Price change history

€401 000 on Feb 20, 2025





