

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

The project is located in Livadia, Larnaca area close to the American University. In the centre of an area which receives a lot of investment with the Land of Tomorrow project as well as the development of the Old Oil Refineries area by the local authorities into a green spaces, a university and other facilities. The project consists of 60 apartments in 4 residential blocks with common amenities such swimming pool, jacuzzi, gym & sauna. The project also consists of a commercial building with shops and 3 levels of offices with underground parking.

Delivery in 2,5 years

| <b>Property Info</b>   |           | <b>Plot / Area Info</b>                                  |                    | <b>Additional info</b> |                           |
|------------------------|-----------|--|--------------------|------------------------|---------------------------|
| Covered Area           | <b>89</b> |  |                    | Reference Number       | <b>235655</b>             |
| Covered Veranda        | <b>14</b> |  |                    | Property type          | <b>Apartment</b>          |
| Floor Number           | <b>1</b>  | Pool   | <b>Common, Yes</b> | Condition              | <b>Under Construction</b> |
| Total Number of Floors | <b>5</b>  |  |                    | Construction Year      | <b>2026</b>               |
| Energy Efficiency      | <b>A</b>  |  |                    | Bathrooms              | <b>2</b>                  |
| <b>Amenities</b>       |           | <b>Location</b>  |                    |                        |                           |
| • Elevator             |           | <b>Location:</b> Livadia Larnakas Region: <b>Larnaca</b> |                    |                        |                           |

## Price: €278 000 + VAT

VAT for this property is **€13,900** or **€52,820**. 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<br>Price per SQM | <b>None</b><br><b>€3 124.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€278 000 on Mar 7, 2025

