

## 12484

Modern two-bedroom apartment under construction in the desirable area of Livadia. This ground-floor residence offers 75 m2 of internal space, featuring a spacious open-plan living and dining area. The kitchen is designed with contemporary finishes, providing both functionality and style. The apartment includes two comfortable bedrooms and two modern bathrooms, perfect for families or couples seeking extra space.



Located in Livadia, an area known for its peaceful atmosphere and family-friendly environment. Livadia combines the charm of a residential neighborhood with the convenience of having shops, schools, and parks nearby. It is just a short drive from the city center and the coast.

### Property Info

Covered Area  
Air Conditioning

**75**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Parking

**90**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**12484**  
**Apartment**  
**Brand New**  
**2**

### Amenities

- Elevator

### Location

**Location:** Livadia Larnakas  
Coordinates: **34.943591017779 / 33.621361255646**

Region: **Larnaca**

## Price: €272 000 + VAT

VAT for this property is **€13,600** or **€51,680**. 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>€3 627.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€272 000 on May 2, 2025







## BLOCK A GROUND FLOOR

**A02**  
2 Bedrooms  
2 Bathrooms  
75 SQM Internal Area  
15 SQM Covered Veranda  
13.5 SQM Garden



**A01**  
1 Bedroom  
1 Bathroom  
55 SQM Internal Area  
12 SQM Covered Veranda  
20.5 SQM Garden

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