

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

2 Bedroom apartment with Premium Amenities

Residents enjoy access to exclusive on-site amenities including a communal swimming pool and a fully equipped gym, enhancing both lifestyle and well-being.

Built in accordance with earthquake-resistant building regulations to ensure durability and safety.

### Walls

External walls: 300 mm thick, constructed with high-quality heat-insulating bricks

Internal walls: 100 mm thick masonry for efficient space and sound separation

### Thermal Insulation & Waterproofing

Roof: Insulated with 8 cm extruded polystyrene, finished with screed and 4 mm bitumen waterproofing

External walls: Protected with 8 cm ...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>88</b>			Reference Number	<b>236727</b>
Covered Veranda	<b>8</b>			Property type	<b>Apartment</b>
Floor Number	<b>2</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>			Construction Year	<b>2026</b>
				Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

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

## Price: €220 000 + VAT

VAT for this property is **€11,000** or **€41,800**. 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 Price per SQM	<b>None</b> <b>€2 500.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€240 000 on May 7, 2025

€220 000 on Aug 9, 2025



