

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

### 2-Bedroom House – Larnaca

Experience modern comfort and timeless design in this elegant 2-bedroom residence, crafted to offer an exceptional balance of functionality, privacy, and contemporary sophistication.

Every detail has been thoughtfully designed to create a home that is both inviting and refined, ideal for those who value quality living in a serene yet central location.

The residence features bright open-plan interiors with large windows that allow natural light to flow freely throughout, creating a warm and welcoming atmosphere.

Modern architectural lines and high-end finishes define the aesthetic, while premium materials ensure durability and long-lastin...

| Property Info     |            | Plot / Area Info |                     | Additional info   |                           |
|-------------------|------------|------------------|---------------------|-------------------|---------------------------|
| Covered Area      | <b>205</b> | Plot area        | <b>150</b>          | Reference Number  | <b>236864</b>             |
| Energy Efficiency | <b>A</b>   | Parking          | <b>Covered, Yes</b> | Property type     | <b>House</b>              |
|                   |            |                  |                     | Condition         | <b>Under Construction</b> |
|                   |            |                  |                     | Construction Year | <b>2027</b>               |
|                   |            |                  |                     | Bathrooms         | <b>3</b>                  |

### Amenities

- Parking

### Location

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

## Price: €350 000 + VAT

VAT for this property is **€30,646** or **€66,500**. 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>€1 707.00/m<sup>2</sup></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

€350 000 on May 9, 2025

