

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

Located in Livadia, just a short distance from the sea (1200m), this apartment building offers the perfect blend of tranquillity and convenience.



It is only a 5-minute drive to the Finikoudes seafront and Larnaca town center, with easy access to the highway that connects all major cities in Cyprus. Larnaca International Airport is just 15 minutes away.

The coastal area of Livadia provides a quieter environment compared to the city while still offering all the amenities and facilities you would expect. With the removal of the oil refineries, this area has become one of the top investment opportunities in Larnaca, making any property purchase here a wise financial decision.

## Price: €385 000 + VAT

VAT for this property is **€19,250** or **€73,150**. 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>~€12 000.00</b>  | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€3 812.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
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## Price change history

€385 000 on May 17, 2025







