

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

New project located in Larnaca close to The American University of Cyprus (AUCY).



It is a 3-floor building with 1 & 2 bedroom of spacious apartments and penthouse apartments with roof terrace.

The project is strategically located, nearby local amenities with attractive prices and with walking distance from the sea.

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>103</b> |
| Covered Veranda        | <b>25</b>  |
| Uncovered Veranda      | <b>16</b>  |
| Floor Number           | <b>3</b>   |
| Total Number of Floors | <b>3</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>4904</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

- Roof Garden

### Location

**Location:** Livadia Larnakas  
**Coordinates:** **34.939958766589 / 33.631467833332**

Region: **Larnaca**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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 | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 107.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
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## Price change history

€335 000 on May 17, 2025

€320 000 on Apr 15, 2026



