

## 2 Bedroom Apartment for Sale in Larnaca District

Discover a contemporary apartment development in the desirable Livadia neighborhood of Larnaca, crafted to suit the needs of modern urban living. This stylish three-story boutique building features a selection of one- and two-bedroom apartments, each with a spacious covered balcony for outdoor relaxation.

Ideally situated just five minutes from the highway, ten minutes from Larnaca's vibrant city center, and only five minutes from the beach, the project combines a prime location with smart design and convenience. The apartments boast functional layouts and sleek, modern finishes throughout. High-quality specifications include thermal insulation, provision for air conditionin...



### Property Info

### Plot / Area Info

Covered Area **107**

### Additional info

Reference Number **f23304**

Property type **Apartment**

Construction Year **2025**

Bathrooms **2**

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.9442 / 33.6279**

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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>~€8 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 804.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€280 000 on May 21, 2025

€300 000 on Aug 2, 2025





