

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

The apartment features a spacious open-plan living and dining area, a fully equipped kitchen, two comfortable bedrooms with built-in wardrobes, and two modern bathrooms. Natural light floods the space, creating a bright and inviting atmosphere throughout.

Additional features include:

Covered balcony

Air conditioning units

Allocated covered parking

Elevator access

Quiet, family-friendly neighborhood

Conveniently located close to schools, supermarkets, and with easy access to the highway and Larnaca city center, this apartment is ideal for both permanent residence and rental investment.

### Property Info

Covered Area	<b>89</b>
Floor Number	<b>1</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>237142</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €159 000 + VAT

VAT for this property is **€7,950** or **€30,210**. 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>~€3 125.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 787.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€159 000 on May 23, 2025



