

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

This is a high-end residential project located at only 700 meters from the beach & a few meters from the New Marina of Larnaca and the new American University of Cyprus. The project is composed of 2 & 3 bedroom apartments and a penthouse with a beautiful roof terrace!



### Project Details:

- High-End Residential Project
- Luxurious Neighborhood
- 700 meters from the Beach
- Few meters from the New Marina of Larnaca
- Few meters from The American University of Cyprus
- Proximity to Larnaca City Center
- Energy Efficiency Category: A

### Property Info

Covered Area	<b>100</b>
Covered Veranda	<b>19</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6635</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

### Location

Jun 8, 2025

1/4

<https://index.cy/sale/7588960>

- Parking

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.944206637629 / 33.634815221785**

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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>€2 600.00/m²</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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€260 000 on Jun 6, 2025



## 1<sup>ST</sup> FLOOR

101



◀ 102  
2 Bedrooms  
2 Bathrooms  
80.6 SQM Internal Area  
19.4 SQM Covered Veranda