

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

2-bedroom ground floor apartment featuring private garden areas, perfect for outdoor living and relaxation. Ideally located just minutes from the upcoming Larnaca New Marina & Port — the largest development in the city to date. X

- 2 Bedrooms
- Private Garden
- Ground Floor Comfort & Accessibility
- Few Minutes from New Marina & Port
- Close to Shops, Cafés & Amenities

| Property Info          |           | Plot / Area Info |                       | Additional info  |                           |
|------------------------|-----------|------------------|-----------------------|------------------|---------------------------|
| Covered Area           | <b>90</b> |                  |                       | Reference Number | <b>6685</b>               |
| Covered Veranda        | <b>15</b> |                  |                       | Property type    | <b>Apartment</b>          |
| Total Number of Floors | <b>2</b>  | Parking          | <b>Uncovered, Yes</b> | Condition        | <b>Under Construction</b> |
| Energy Efficiency      | <b>A</b>  |                  |                       | Bathrooms        | <b>2</b>                  |

| Amenities | Location  | Region         |
|-----------|---|----------------|
| • Parking | <b>Location:</b> Livadia Larnakas<br>Coordinates: <b>34.943670169162 / 33.62064242935</b> | <b>Larnaca</b> |

## Price: €272 000 + VAT

VAT for this property is **€13,600** or **€51,680**. 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<br>Price per SQM | <b>None</b><br><b>€3 022.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€272 000 on Jun 11, 2025





## BLOCK A GROUND FLOOR

