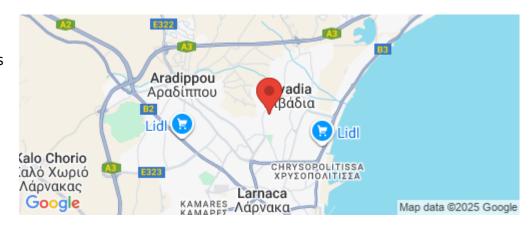


## 2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Modern and functional 2-bedroom apartment located on the 1st floor, offering a comfortable layout and high-quality finishes. Ideally positioned just a few minutes from the future Larnaca New Marina & Port — the city's largest and most transformative development.



- 2 Bedrooms
- Covered Private Parking
- Few Minutes from New Marina & Port
- Close to Shops, Restaurants & Cafés

An excellent opportunity to own property in one of Larnaca's most promising areas.

Property Info		Plot / Area Info	)	Additional info	
Covered Area	89			Reference Number Property type	6692 Apartment
Covered Veranda	15	Parking			
Floor Number	1		Uncovered, Yes		
Total Number of Floors	2	5		Condition	Under Construction
Eneray Efficiency	Α			Bathrooms	2

Amenities Location



Location: Livadia Larnakas

Coordinates: **34.943670169162** / **33.62064242935** 

Region: Larnaca



Price: €245 000 + VAT

VAT for this property is €12,250 or €46,550. 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 E	Excluded	Title transfer fee	None	Common ovnonces	None
		Price per SQM	€2 753.00/m <sup>2</sup>	Common expenses	None

## **Representative: RealDeal Estates**

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: +35725255505, +35794001333

## **Price change history**

€245 000 on Jun 11, 2025













BLOCK C 1<sup>ST</sup> FLOOR

