

## 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. X

- 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	<b>89</b>			Reference Number	<b>6692</b>
Covered Veranda	<b>15</b>			Property type	<b>Apartment</b>
Floor Number	<b>1</b>	Parking	<b>Uncovered, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>2</b>			Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>				

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

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€2 753.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€245 000 on Jun 11, 2025





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

