

## 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
- 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

Covered Area	<b>89</b>
Covered Veranda	<b>15</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number	<b>6693</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

### Location



- Parking

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.943670169162 / 33.62064242935**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 753.00/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>
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## Price change history

€245 000 on Jun 11, 2025









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

