

## 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.



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

### Property Info

Covered Area	<b>85</b>
Covered Veranda	<b>13</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number	<b>6698</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.943670169162 / 33.62064242935**

## Price: €258 000 + VAT

VAT for this property is **€12,900** or **€49,020**. 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>€3 035.00/m<sup>2</sup></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

€258 000 on Apr 4, 2026





## BLOCK E GROUND FLOOR



**E02** ▶  
2 Bedroom  
2 Bathroom  
72 SQM Internal Area  
13 SQM Covered Veranda  
16 SQM Garden

◀ **E01**