

## 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

Covered Area	<b>88</b>
Covered Veranda	<b>16</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6701</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 784.00/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

€245 000 on Jun 11, 2025





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

**E102** ▶  
2 Bedrooms  
2 Bathrooms  
72 SQM Internal Area  
26.5 SQM Covered Veranda

▶ **E103**  
2 Bedrooms  
2 Bathrooms  
72 SQM Internal Area  
16 SQM Covered Veranda



◀ **E101**  
2 Bedrooms  
2 Bathrooms  
72 SQM Internal Area  
13 SQM Covered Veranda

◀ **E104**  
2 Bedrooms  
2 Bathrooms  
72 SQM Internal Area  
14 SQM Covered Veranda