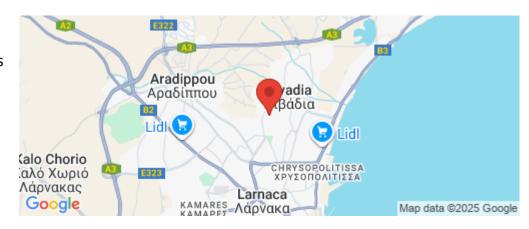


## 2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

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 I	nfo	Additional info	
Covered Area	86			Reference Number Property type Condition	6702
Covered Veranda	14				Apartment
Floor Number	1	Parking	Parking <b>Covered, Yes</b>		
Total Number of Floors	2				Under Construction
Energy 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 849.00/m <sup>2</sup>		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 E 1<sup>ST</sup> FLOOR

