

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

Modern 2-Bedroom Ground Floor Apartment with Private Garden in Prestigious Livadia – Just 2 Minutes from the Beach!



Located in the highly desirable residential area of Livadia, this stylish 2-bedroom apartment is situated on the ground floor of a modern two-story building. It features a spacious private garden, perfect for outdoor living, entertaining, or simply relaxing in comfort.

- 2 Bedrooms
- Ground Floor Apartment
- Private Garden
- Located in Prestigious Livadia
- Just 2 Minutes from the Beach
- Modern Design & Quality Finishes
- Quiet Residential Neighborhood

A perfect home f...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>104</b>			Reference Number	<b>6710</b>
Covered Veranda	<b>13</b>			Property type	<b>Apartment</b>
Uncovered Veranda	<b>14</b>	Parking	<b>Covered, 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

- Parking

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.952578608699 / 33.631006467823**

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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>€2 885.00/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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€300 000 on Jun 11, 2025







## G<sup>round</sup> FLOOR - BLOCK C

**C01**  
2 Bedrooms  
2 Bathrooms  
90.5 SQM Internal Area  
19.6 SQM Covered Veranda  
14.5 SQM Uncovered Terrace  
100 SQM Garden

