

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

Reference ID: #SA33233  
Price details: €450,000 +VAT  
Two bedroom penthouse apartment for sale located in Livadia area, Larnaca area, close to New Marina, to American University of Cyprus and many amenities. Panoramic seaview  
All bedrooms are master bedrooms  
Mini gardens  
section  
Specious interiors  
Elegant living spaces  
Status: Under Study  
Completion: October 2025  
Covered area: 81 sq.m.  
Covered veranda: 11 sq.m.  
Roof terrace: 92 sq.m.  
PLUS V.A.T

**Property Info****Plot / Area Info****Covered Area** **92****Floor Number** **2****Additional info**

Reference Number **SA33233**  
Property type **Apartment**  
Condition **Under Construction**  
Construction Year **2025**  
Bathrooms **3**

**Amenities****Location****Location:** Livadia Larnakas**Region:** **Larnaca****Coordinates:** **34.945280207606 / 33.633380159313**

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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 Price per SQM	<b>None</b> <b>€4 891.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

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License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€450 000 on Jun 17, 2025

