

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

Reference ID: #SA33230 Price details: €270,000 +VAT Two bedroom apartments 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 Available for sale three 2-bedroom apartments. Covered area: 81-82 sq.m. Covered veranda: 11 sq.m. Prices: €270,000-€290,000 PLUS V.A.T ✖

### Property Info

### Plot / Area Info

Covered Area **93**

Floor Number **1**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA33230</b>            |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

### Location

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.945192202223 / 33.633397519388**

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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>€2 903.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€270 000 on Jun 17, 2025

