

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

This modern two-bedroom, two-bathroom apartment is part of a newly built six-story residential development with an energy efficiency rating of A.  The home features a spacious open-plan layout with contemporary living areas, designed to balance comfort, privacy, and style. High-quality finishes include Italian ceramic surfaces, sleek bathrooms, and elegant glass balconies.

Each apartment comes with a private covered parking space and a ground-floor storage room. Residents benefit from immediate access to the beach, supermarkets, private universities, and major highways, while being only minutes away from Larnaca's city center and the New Marina.

Perfectly located and though...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>110</b>				
Covered Veranda	<b>30</b>			Reference Number	<b>7006</b>
Floor Number	<b>5</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Total Number of Floors	<b>6</b>			Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>				

Amenities	Location	
• Parking	<b>Location:</b> Livadia Larnakas Coordinates: <b>34.945560985025 / 33.643988370895</b>	Region: <b>Larnaca</b>

## Price: €570 000 + VAT

VAT for this property is **€28,500** or **€108,300**. 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 Price per SQM	<b>~€19 400.00</b> <b>€5 182.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€280 000 on Jun 20, 2025

€570 000 on Oct 1, 2025





