

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

Located in the prestigious Larnaca Marina area, just minutes from the town center, this spacious two-bedroom, two-bathroom apartment offers contemporary living in a quiet, upscale neighborhood.



### Features:

- Open-plan living areas with modern finishes
- Italian ceramic tiles & glass balconies
- Private parking & storage on the ground floor
- Peaceful residential setting near luxury homes
- Walking distance to supermarkets, the beach & the American University of Larnaca
- Easy highway access to Nicosia, Limassol, Paphos, and Ammochostos

Carefully designed by a professional team of architects and...

### Property Info

Covered Area	<b>101</b>
Covered Veranda	<b>21</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>7</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>7017</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.94046887453 / 33.632830367276**

## 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>~€8 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 970.00/m<sup>2</sup></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>
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## Price change history

€300 000 on Jun 20, 2025



