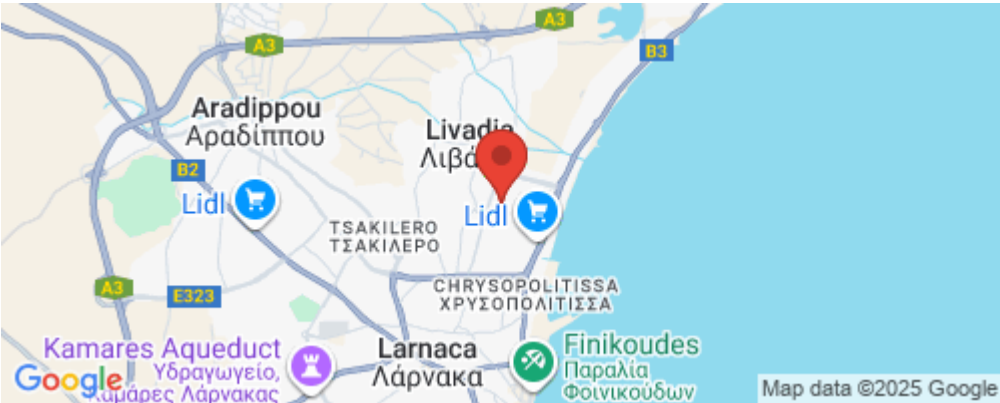


2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

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		Plot / Area Info		Additional info	
Covered Area	101	Parking	Covered, Yes	Reference Number	7025
Covered Veranda	21			Property type	Apartment
Floor Number	5			Bathrooms	2
Total Number of Floors	7				

AmenitiesLocation



- Parking

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.94046887453 / 33.632830367276**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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>~€7 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 624.00/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

€265 000 on Jun 20, 2025







