

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

Two-bedroom apartment 101, with a living area of 87,5 m<sup>2</sup>, is located on the first floor of a four-storey building in Block A. 

This modern residential complex is ideally located in the quiet and upcoming area of Livadia, Larnaca, just 300 meters from the sea. The development consists of two blocks (A & B), with 11 apartments in each block.

### Key Features:

- ✓ 300 meters from the beach
- ✓ Two blocks - 22 apartments total
- ✓ Common swimming pool
- ✓ Gym
- ✓ Sauna

Perfect for both permanent living and investment, combining comfort, convenience, and a prime coastal location.

### Property Info

Covered Area	<b>119</b>
Covered Veranda	<b>32</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>7658</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.947381403756 / 33.642529260274**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>~€9 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 689.00/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

€320 000 on Jul 12, 2025









GROUND FLOOR PLAN



FIRST FLOOR PLAN