

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

Two-bedroom apartment 201, with a living area of 87,5 m<sup>2</sup>, is located on the second 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		Plot / Area Info		Additional info	
Covered Area	111			Deference Number	7662
Covered Veranda	24	Pool	Common, Yes	Reference Number	7662
Floor Number	2	Parking	Covered, Yes	Property type	Apartment
Total Number of Floors	4			Bathrooms	2



### Location

Parking

**Location:** Livadia Larnakas Region: **Larnaca** 

Coordinates: **34.947381403756** / **33.642529260274** 



Price: €335 000 + VAT

VAT for this property is €16,750 or €63,650. 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 Excluded Title transfer fee  $\sim$  10 000.00 Common expenses None Price per SQM  $\leq$  3 018.00/m<sup>2</sup>

### **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy
License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: +35725255505, +35794001333

# **Price change history**

€335 000 on Jul 12, 2025

























