

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

A stylish new development of 56 contemporary apartments across four blocks, set in the sought-after area of Livadia, Larnaca. Offering a selection of 1-, 2- & 3-bedroom residences, this modern community combines prime location convenience with upscale living. X

Designed for comfort, wellbeing, and sustainability, the development features a range of luxurious shared amenities, including a swimming pool, fully equipped gym, steam bath, and sauna.

All residences are rated “A” for Energy Efficiency and include features such as double-glazed windows, solar panels for water heating, and provisions for photovoltaic (PV) systems — enhancing both lifestyle and sustainability...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>110</b>	
Covered Veranda	<b>20</b>	
Uncovered Veranda	<b>7</b>	Pool
Floor Number	<b>1</b>	Parking
Total Number of Floors	<b>3</b>	<b>Common, Yes</b>
Energy Efficiency	<b>A</b>	<b>Covered, Yes</b>
		Reference Number
		<b>8133</b>
		Property type
		<b>Apartment</b>
		Bathrooms
		<b>2</b>

Amenities	Location	
• Parking	<b>Location:</b> Livadia Larnakas Coordinates: <b>34.954530773141 / 33.639675389882</b>	Region: <b>Larnaca</b>

## Price: €244 000 + VAT

VAT for this property is **€12,200** or **€46,360**. 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>~€6 360.00</b> <b>€2 218.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

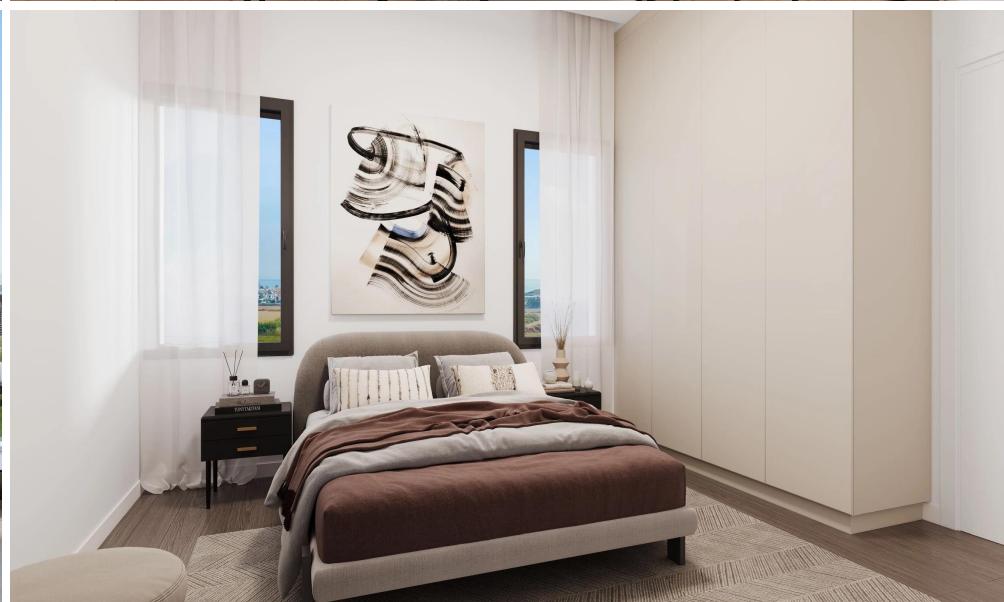
## Representative: RealDeal Estates

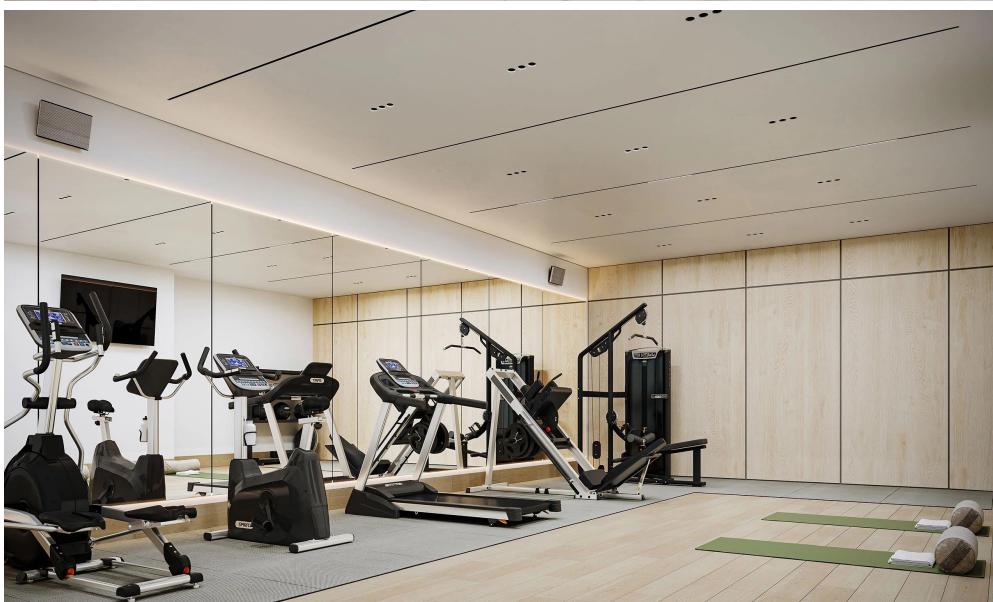
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€244 000 on Jul 29, 2025







## 2-BEDROOM APARTMENT

Total covered area (sq.m)	110
Living area (sq.m)	76
Covered verandas (sq.m)	20
Uncovered verandas (sq.m)	7
Utility areas (sq.m)	14
Bedroom(s)	2
Bathroom(s)	2
Covered parking spaces	1

