

## 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.



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	110				
Covered Veranda	20			Reference Number	0122
Uncovered Veranda	7	Pool	Common, Yes		8133
Floor Number	1	Parking	Covered, Yes	Property type Bathrooms	Apartment
Total Number of Floors	3			Datilloulls	2
Energy Efficiency	A				

**Amenities** Location



• Parking Location: Livadia Larnakas

Coordinates: 34.954530773141 / 33.639675389882

Region: Larnaca



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 Excluded

Title transfer fee ~€6 360.00

Price per SQM €2 218.00/m²

Common expenses None

## **Representative: RealDeal Estates**

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## **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





