

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

This 2-bedroom apartment is located in a quiet residential area of Livadia, just 1,200 meters from the sea. It is situated in a well-maintained building with an elevator and private parking. The apartment offers a practical layout with a separate kitchen, a spacious living and dining area, two bedrooms, and a bathroom. The kitchen is designed in a galley style with built-in cabinets and appliances. The living room opens onto a covered balcony, allowing for natural light and ventilation. Both bedrooms include built-in wardrobes, and there is split-unit air conditioning in the main areas. The property is suitable for permanent living or investment, given its proximity to the sea. The ...



### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>82</b> |
| Covered Veranda        | <b>6</b>  |
| Floor Number           | <b>1</b>  |
| Total Number of Floors | <b>1</b>  |

### Plot / Area Info

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>B203-1</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.95198 / 33.62926**

## Price: €165 000 + VAT

VAT for this property is **€8,250** or **€31,350**. 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>~€3 275.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 012.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Developers Alliance (CDA Group)

|  |                                |            |   |
|--|--------------------------------|------------|---|
| Registration number                      | <b>Registration number 591</b> | Email      | <b>sales@cyprus-alliance.com</b>              |
| License number                           | <b>License 118/E</b>           | Legal name | <b>Cyprus Developers Alliance (CDA Group)</b> |
| Phone: <b>+35725059360, +35797544416</b> |                                |            |   |

## Price change history

€165 000 on Aug 26, 2025







