

## 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 **82**  
Covered Veranda **6**  
Floor Number **1**  
Total Number of Floors **1**

**Plot / Area Info****Amenities**

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

**Additional info**

Reference Number **B203-1**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **1**

## 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 Price per SQM	<b>~€3 275.00</b> <b>€2 012.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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







