


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

The complex is located in Larnaca Marina area and very close to the town center. The project boasts 1 and 2 bedroom apartments, all with spacious and contemporary living areas. There are three apartments per storey – ensuring optimum privacy for potential buyers. The fifth floor apartments benefit from individual private roof-gardens with the views of the neighbourhood. Each apartment has one parking space and a storage room on the ground level. The Project has EPC certificate with “A” Energy Efficiency Rating. 

### Property Info

### Plot / Area Info

Covered Area **102**  
Covered Veranda **20**

### Additional info

Reference Number **S299-3-402**  
Property type **Apartment**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.9393 / 33.63195**

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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>~€8 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 941.00/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>
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## Price change history

€315 000 on Sep 16, 2025

€300 000 on Nov 9, 2025

