

2 Bedroom House for Sale in Larnaca District

Modern maisonette located in the highly desirable area of Larnaca. The residence offers a functional layout with a bright open-plan living and dining  area, a contemporary kitchen, and two cozy bedrooms. Outdoor spaces include a private garden, a terrace and covered veranda — perfect for family gatherings and relaxation.

Built with high-quality materials and luxury fixtures, the home ensures both comfort and durability.

Key Advantages:

- Private garden
- Prime location in Livadia
- Only 10 minutes from Larnaca city center
- Easy highway access to all major cities

Property Info	Plot / Area Info	Additional info
Covered Area	102	Plot area
Covered Veranda	3	Parking
Total Number of Floors	2	Covered, Yes
		Reference Number
		8928
		Property type
		House
		Bathrooms
		3

Amenities

- Roof Garden

Location

Region: **Larnaca**

Coordinates: **34.942553248142 / 33.630244722491**

Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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	~€10 600.00	Common expenses	None
		Price per SQM	€3 431.00/m²		

Representative: RealDeal Estates

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

Price change history

€350 000 on Sep 17, 2025

