

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

Nestled in the picturesque area of Livadia, this unique project offers a prime location with high growth potential and exciting future developments. Just a few minutes from the sea, residents can enjoy a peaceful and relaxing atmosphere while having easy access to a variety of amenities, including schools, supermarkets, restaurants, and a shopping mall.

The development showcases a contemporary building with a distinctive and modern architectural design, providing luxurious and functional living spaces. The apartments with 1-2-bedrooms are meticulously designed to offer privacy and comfort to residents. Each apartment features spacious verandas that offer beautiful views of the surro...

| <b>Property Info</b>   |                                | <b>Plot / Area Info</b>                   |                        | <b>Additional info</b> |                  |
|------------------------|--------------------------------|---|------------------------|------------------------|------------------|
| Covered Area           | <b>105</b>                     |   |                        |                        |                  |
| Covered Veranda        | <b>21</b>                      |   |                        | Reference Number       | <b>6435</b>      |
| Floor Number           | <b>3</b>                       |   |                        | Property type          | <b>Apartment</b> |
| Total Number of Floors | <b>3</b>                       | Parking                                   | <b>Covered, Yes</b>    | Condition              | <b>Brand New</b> |
| Furnishing             | <b>Unfurnished</b>             |   |                        | Bathrooms              | <b>3</b>         |
| Energy Efficiency      | <b>A</b>                       |   |                        |                        |                  |
| Heating                | <b>Autonomous Heating, Yes</b> |   |                        |                        |                  |
| <b>Amenities</b>       |                                | <b>Location</b>                           |                        |                        |                  |
| • Parking              |                                | <b>Location:</b> Livadia Larnakas         | Region: <b>Larnaca</b> |                        |                  |
|                        |                                | Coordinates: <b>34.943688 / 33.641237</b> |                        |                        |                  |

## Price: €495 000 + VAT

VAT for this property is **€24,750** or **€94,050**. 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<br>Price per SQM | <b>None</b><br><b>€4 714.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€495 000 on Oct 8, 2025





