

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

Discover this new elegant development nestled in the serene and picturesque area of Livadia in Larnaca, offering a unique blend of comfort, style, and modern living. Comprising a total of eight meticulously designed apartments, the project features four exquisite one-bedroom apartments and four spacious two-bedroom apartments, two of which boast charming roof gardens, perfect for enjoying panoramic views and alfresco relaxation. Each apartment has been thoughtfully crafted to prioritize functionality and elegance, ensuring a harmonious living experience for the residents. Step inside, and you'll be greeted by a seamless fusion of contemporary design and premium finishes, creat...



### Property Info

Covered Area	<b>100</b>
Covered Veranda	<b>25</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **8890**

Property type **Apartment**

Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.959693 / 33.639986**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>~€6 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 450.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€245 000 on Oct 8, 2025









