

## 2 Bedroom Apartment for Sale in Liopetri, Famagusta District

Two Bedroom 1st Floor Apartment For Sale in Liopetri with Title Deeds \*\*\*\*\*PRICE REDUCTION\*\*\*\*\* (was 158,000) This well presented 1st floor two bedroom apartment with large private balcony is located in the heart of Liopetri village with a short distance to all local amenities, including bakery, supermarkets, bank, schools and church. Also a short drive to the fabulous Ayia Thekla beach and motorway A3 with exits towards Ayia Napa, Paralimni and Larnaca. The property comes with an open plan living, dining and kitchen area leads out onto a 32m2 private balcony with views over the countryside. There are two double bedrooms with fitted wardrobes, air conditio...

### Property Info

### Plot / Area Info

Covered Area **85**

### Additional info

Reference Number **epcc5133**

Property type **Apartment**

Condition **Pre-Owned**

Bathrooms **2**

### Amenities

### Location

**Location:** Liopetri

**Region:** Famagusta

**Coordinates:** 35.00639 / 33.88602

## Price: €152 000 + VAT

VAT for this property is **€7,600** or **€28,880**. 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>~€2 950.00</b>   | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€1 788.00/m²</b> |                 |             |

## Representative: Emerald Property Consultants

|                     |              |            |                               |
|---------------------|--------------|------------|-------------------------------|
| Registration number | <b>845</b>   | Email      | <b>info@cyprusemerald.com</b> |
| License number      | <b>329/E</b> | Legal name | <b>N/A</b>                    |
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## Price change history

€158 000 on Oct 8, 2025  
 €152 000 on Nov 15, 2025













