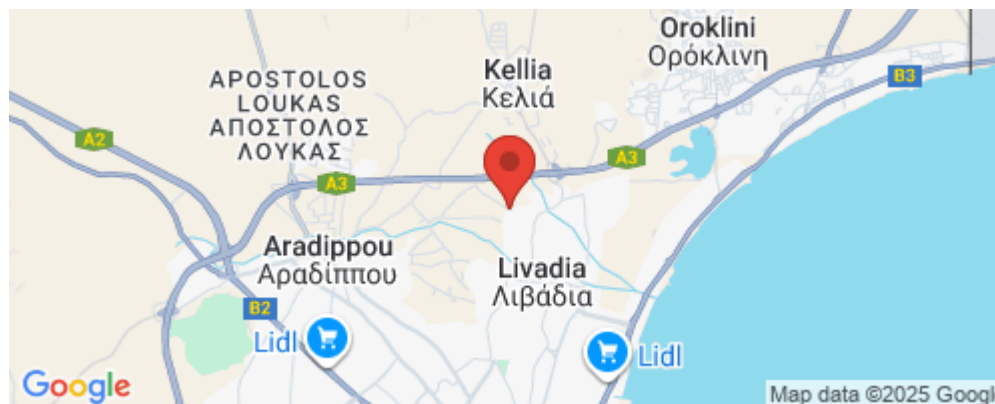


## 2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Welcome to an exclusive new residential complex nestled in the peaceful area of Livadia, Larnaca – a place where comfort, style, and convenience come together. Ideally situated close to all essential amenities, this development offers a truly fulfilling lifestyle for its residents. The project features a range of resort-style facilities, including a communal swimming pool, gym, and sauna – designed to promote wellness, relaxation, and a sense of community. Comprising three elegant two-storey buildings, the development offers a selection of contemporary 1- and 2-bedroom apartments, as well as refined penthouses – ensuring the perfect home to suit every lifestyle...



### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>96</b>                      |
| Covered Veranda        | <b>17</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

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>15097</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.959107 / 33.621894**

## Price: €255 000 + VAT

VAT for this property is **€12,750** or **€48,450**. 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>~€6 800.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 656.00/m²</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>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€255 000 on Oct 31, 2025





