

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

Located in one of Larnaca's most strategic and fast-developing areas, this stylish 2-bedroom apartment offers the perfect combination of comfort, convenience, and investment potential. Part of a modern residential project, the apartment is just 4 minutes from the American University of Cyprus (AUCY) and 6 minutes from the New Marina & Port. X

Designed with contemporary living in mind, the apartment features an open layout, high-quality finishes, and the option for additional private storage. With close proximity to the city center, this property is ideal for both long-term living and rental income.

### Key Features:

- Optional private storage
- 4 minu...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>95</b>	Reference Number
Covered Veranda	<b>12</b>	<b>9943</b>
Floor Number	<b>1</b>	Property type
Total Number of Floors	<b>2</b>	Bathrooms

Amenities	Location	
• Parking	<b>Location:</b> Livadia Larnakas Coordinates: <b>34.943775704219 / 33.624086357124</b>	Region: <b>Larnaca</b>

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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 Price per SQM	<b>~€6 200.00</b> <b>€2 526.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€240 000 on Nov 8, 2025





1<sup>ST</sup>  
FLOOR

