

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 | 95 | Reference Number |
| Covered Veranda | 12 | 9943 |
| Floor Number | 1 | Property type |
| Total Number of Floors | 2 | Bathrooms |

| Amenities | Location | |
|-----------|--|------------------------|
| • Parking | Location: Livadia Larnakas Coordinates: 34.943775704219 / 33.624086357124 | Region: Larnaca |

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.

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|-----|-----------------|-------------------------------------|---|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | ~€6 200.00 €2 526.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

Representative: RealDeal Estates

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|--|--------------|------------|--|
| Registration number | 1311 | Email | info@realdeal.cy |
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Price change history

€240 000 on Nov 8, 2025





1ST FLOOR

