

## 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. ✖

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

Covered Area	<b>95</b>
Covered Veranda	<b>12</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>9943</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.943775704219 / 33.624086357124**

## 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	<b>~€6 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 526.00/m<sup>2</sup></b>		

## 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

