

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

A modern two-bedroom apartment is for sale in Livadia, Larnaca, just minutes from the beach. The property has a total area of 95 m<sup>2</sup> and is located on the 1st floor of a well-maintained residential building completed in 2021. It is offered fully furnished and features full air-conditioning, a bright kitchen and sitting room, two toilets, and one shower bathroom.

The apartment includes a covered terrace overlooking the communal swimming pool, as well as covered parking and a storage room. The complex provides excellent shared facilities such as a pool, garden, elevator, and security alarm system. With Energy Efficiency Class A and a quiet yet convenient location, this resale apartme...

| Property Info     |                       | Plot / Area Info |                     | Additional info   |                  |
|-------------------|-----------------------|------------------|---------------------|-------------------|------------------|
| Covered Area      | <b>120</b>            |                  |                     | Reference Number  | <b>240803</b>    |
| Floor Number      | <b>1</b>              | Pool             | <b>Common, Yes</b>  | Property type     | <b>Apartment</b> |
| Furnishing        | <b>Furnished</b>      | Parking          | <b>Covered, Yes</b> | Condition         | <b>Pre-Owned</b> |
| Energy Efficiency | <b>A</b>              |                  |                     | Construction Year | <b>2021</b>      |
| Air Conditioning  | <b>All rooms, Yes</b> |                  |                     | Bathrooms         | <b>1</b>         |

| Amilities | Location   |
|-----------|--|
| • Parking | <b>Location:</b> Livadia Larnakas Region: <b>Larnaca</b> |

## Price: €290 000 + VAT

VAT for this property is **€14,500** or **€55,100**. 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<br>Price per SQM | <b>~€8 200.00</b><br><b>€2 417.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€290 000 on Nov 22, 2025



