

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

### 2 BEDROOM APARTMENT – SPACIOUS MODERN LIVING IN A PRESTIGIOUS AREA

The 2-bedroom apartment provides generous interior space, ideal for families, professional couples, or anyone seeking a comfortable modern home. The open-plan layout flows seamlessly onto a large main veranda, creating a smooth indoor-outdoor connection and enriching everyday living. The kitchen is contemporary and functional, designed with elegant finishes and ample storage. Two well-proportioned private rooms offer flexibility—one as the main bedroom and the other perfect for children, guests, or a dedicated home office. With its calm, prestigious neighborhood setting and close access to the beach...

#### Property Info

Covered Area	<b>100</b>
Covered Veranda	<b>22</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>5</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>240958</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Livadia Larnakas Region: **Larnaca**

## Price: €340 000 + VAT

VAT for this property is **€17,000** or **€64,600**. 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>~€10 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 400.00/m²</b>		

## Representative: MySpace

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

## Price change history

€340 000 on Dec 2, 2025





