

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

### 2 BEDROOM APARTMENT – CONTEMPORARY LIVING IN A PRIME COASTAL LOCATION

This beautifully designed 2-bedroom apartment offers a refined blend of space, comfort, and modern elegance within a new development set in one of the most prestigious neighborhoods of the city. The open-plan living and dining area is bright and inviting, enhanced by large windows that welcome natural light and create a warm, uplifting atmosphere throughout the day.

A generous veranda extends the living area outdoors, providing the ideal setting for morning coffee, weekend relaxation, or evening gatherings. The contemporary kitchen features sleek finishes, premium materials, and smart functionality, making...

#### Property Info

Covered Area	<b>95</b>
Covered Veranda	<b>18</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>

#### Plot / Area Info

Parking	<b>Covered, Yes</b>
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#### Additional info

Reference Number	<b>240961</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Livadia Larnakas **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.

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: 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>
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## Price change history

€240 000 on Dec 2, 2025





