

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

This modern two-bedroom apartment offers a bright, elegant, and comfortable living space in one of Livadia’s most desirable neighborhoods. The open-plan kitchen and living area feature high-quality finishes, while both bedrooms are spacious and well-designed. Premium materials, energy-efficient windows, and luxury sanitary ware create a refined contemporary feel.



Residents enjoy access to a communal swimming pool with landscaped gardens, along with private covered parking and a storage room.

### Key Features:

- Open-plan kitchen with premium finishes
- Two comfortable bedrooms
- European tiles, parquet flooring, luxury sanitary ware
- Energy-eff...

### Property Info

Covered Area	<b>102</b>
Covered Veranda	<b>26</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>10663</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas  
 Coordinates: **34.958144792702 / 33.619569507082**

Region: **Larnaca**

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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>~€7 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 696.00/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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€275 000 on Dec 5, 2025

