

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

This spacious two-bedroom apartment is part of a modern two-storey residential project designed for comfortable contemporary living. The apartment features a well-planned layout, providing bright and airy interiors ideal for families or professionals. 

Located just 1 km from the sea, the property enjoys a prime residential location next to a park and surrounded by houses, offering a peaceful and family-friendly environment. Residents also benefit from easy access to shops, restaurants, and other local amenities, making this apartment an excellent choice for permanent residence or investment.

### Property Info

Covered Area	<b>102</b>
Covered Veranda	<b>24</b>
Uncovered Veranda	<b>6</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>10973</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
 Coordinates: **34.94455842 / 33.63248706**

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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>~€6 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 304.00/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

€235 000 on Dec 20, 2025



