

2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Stylish Coastal Living Steps from the Sea  
Two-Bedroom Apartment with Sea View and Spacious Veranda



Ideally located just 300 meters from the beach, this beautifully designed two-bedroom apartment offers the perfect blend of relaxed coastal ambiance and urban convenience. Set in a fast-developing area with excellent investment potential, the property is within walking distance of shops, restaurants, a major shopping mall, and top educational institutions — including the American University of Cyprus, just 100 meters away.

With a bright south-facing orientation and corner positioning, the interiors are filled with natural light throughout the day. The open-plan living a...

Property Info		Plot / Area Info		Additional info		
				Reference Number	3043	
Covered Area	95	Parking	Covered, Yes	Property type	Apartment	
Covered Veranda	17			Condition	Under Construction	
Floor Number	1			Construction Year	2025	
Total Number of Floors	3			Bathrooms	2	
				View	Sea view	
Amenities	Location					

- Parking

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.943886709544 / 33.641317575395**

## Price: €332 000 + VAT

VAT for this property is **€16,600** or **€63,080**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 495.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€317 000 on Dec 14, 2023

€332 000 on Feb 21, 2025

