

## 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

Covered Area **103**  
Covered Veranda **22**  
Floor Number **1**  
Total Number of Floors **3**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **3044**  
Property type **Apartment**  
Condition **Under Construction**  
Construction Year **2026**  
Bathrooms **2**  
View **Sea view**

### Amenities

• Parking

### Location

**Location:** Livadia Larnakas  
Coordinates: **34.943886709544 / 33.641317575395**

Region: **Larnaca**

## Price: €328 000 + VAT

VAT for this property is **€16,400** or **€62,320**. 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>None</b> <b>€3 184.00/m<sup>2</sup></b>	Common expenses	<b>None</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>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€310 000 on Dec 14, 2023  
€325 000 on Feb 21, 2025  
€328 000 on Oct 1, 2025

