

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 184.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty ltd
Phone:	+35795129336, +35799409010		

Price change history

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

