

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	3049	
Covered Area	103	Parking	Covered, Yes	Property type	Apartment	
Covered Veranda	22			Condition	Under Construction	
Floor Number	2			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: €495 000 + VAT

VAT for this property is **€24,750** or **€94,050**. 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	€4 806.00/m²		

Representative: MySpace

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Price change history

€410 000 on Dec 14, 2023

€450 000 on Feb 21, 2025

€495 000 on Jun 7, 2025

