

## 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	<b>103</b>
Covered Veranda	<b>22</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>3049</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

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

Region: **Larnaca**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 806.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
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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

