

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 | 95 |
| Covered Veranda | 17 |
| Floor Number | 2 |
| Total Number of Floors | 3 |

Plot / Area Info

Parking **Covered, Yes**

Additional info

| | |
|-------------------|---------------------------|
| Reference Number | 3050 |
| 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: €520 000 + VAT

VAT for this property is **€26,000** or **€98,800**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €5 474.00/m² | | |

Representative: MySpace

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|---------------------|-----------------------------------|------------|---|
| Registration number | 229/E | Email | myspace.cyprus@gmail.com |
| License number | 1047 | Legal name | MYSPLACE Real Estate/ A.SP.Thinkrealty ltd |
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Price change history

€435 000 on Dec 14, 2023

€475 000 on Feb 21, 2025

€520 000 on Jun 7, 2025

