

## 2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Bright Two-Bedroom Apartment in Livadia's Tranquil Coastal Area  
Contemporary Design, Rooftop Option, and Exceptional Connectivity



Located in a peaceful cul-de-sac in the popular coastal town of Livadia, this modern two-bedroom apartment combines comfort, style, and functionality. Just 1,160 meters from the sea and minutes from Larnaca's city center, it offers residents both a quiet neighborhood feel and easy access to urban amenities.

### Interior Layout & Features

The apartment features a spacious open-plan layout that seamlessly connects the kitchen, dining, and living areas, flowing out to a generous veranda — ideal for relaxing or entertaining. Large w...

| Property Info                          | Plot / Area Info | Additional info                     |
|--|------------------|-------------------------------------|
| Covered Area <b>100</b>                |                  | Reference Number <b>6148</b>        |
| Covered Veranda <b>20</b>              |                  | Property type <b>Apartment</b>      |
| Floor Number <b>2</b>                  | Parking          | Condition <b>Under Construction</b> |
| Air Conditioning <b>All rooms, Yes</b> |                  | Bathrooms <b>2</b>                  |
|  |                  | View <b>Sea view</b>                |

| Amenities | Location  |                        |
|-----------|---|------------------------|
| • Parking | <b>Location:</b> Livadia Larnakas<br>Coordinates: <b>34.9481099 / 33.634947</b> | Region: <b>Larnaca</b> |

## Price: €262 000 + VAT

VAT for this property is **€13,100** or **€49,780**. 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>€2 620.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€238 000 on Sep 10, 2024

€244 000 on May 6, 2025

€262 000 on Oct 1, 2025



