

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

3-Bedroom Apartment - Livadia, Larnaca



This spacious 3-bedroom apartment is designed for families or buyers seeking generous living areas in a modern, low-rise community near the Larnaca coastline. Located close to the AUCY university and within walking distance of Dhekelia's beaches, the apartment offers a high standard of comfort and a relaxed seaside lifestyle.

It features large open interiors, expansive balconies for entertaining, premium finishes, and practical features like private parking and storage. The building includes a communal swimming pool for residents' enjoyment.

### Key Features:

- 3 bedrooms | 2 bathrooms
- Expansive open-plan livi...

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>140</b>		Reference Number	<b>232794</b>
Covered Veranda	<b>28</b>	Pool	Property type	<b>Apartment</b>
Floor Number	<b>4</b>	Parking	Condition	<b>Under Construction</b>
Total Number of Floors	<b>4</b>		Construction Year	<b>2026</b>
			Bathrooms	<b>2</b>
			View	<b>Sea view</b>

Amenities	Location	Region
• Parking	<b>Location:</b> Livadia Larnakas Coordinates: <b>34.947064940623 / 33.642570530363</b>	<b>Larnaca</b>

## Price: €560 000 + VAT

VAT for this property is **€28,000** or **€106,400**. 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 Price per SQM	<b>None</b> <b>€4 000.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€570 000 on Sep 11, 2024

€560 000 on Jul 19, 2025



