

## 2 Bedroom Apartment for Sale in Larnaca District

This exclusive residential development, comprising eight elegantly designed buildings, seamlessly blends luxury and convenience in a serene coastal environment. Situated just 400 meters from the seafront in the sought-after Livadia area of Larnaca, it offers close proximity to the American University and the Larnaca Nautical Club. Residents can enjoy the peaceful ambiance of a residential neighborhood while being just a short drive from essential amenities, including shops, schools, restaurants, and entertainment venues.

Each residence is thoughtfully crafted to embody modern luxury living, featuring a selection of spacious 1- and 2-bedroom apartments with premium finishes. The open...



### Property Info      Plot / Area Info

Covered Area **97**

### Additional info

Reference Number **f19309**

Property type **Apartment**

Construction Year **2027**

Bathrooms **2**

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.9525 / 33.6467**

## Price: €305 000 + VAT

VAT for this property is **€15,250** or **€57,950**. 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>~€8 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 144.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€286 000 on Mar 16, 2025

€304 950 on May 8, 2025

€305 000 on Sep 7, 2025







