


2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

This modern two-bedroom, two-bathroom apartment is part of a newly built six-story residential development with an energy efficiency rating of A.  The home features a spacious open-plan layout with contemporary living areas, designed to balance comfort, privacy, and style. High-quality finishes include Italian ceramic surfaces, sleek bathrooms, and elegant glass balconies.

Each apartment comes with a private covered parking space and a ground-floor storage room. Residents benefit from immediate access to the beach, supermarkets, private universities, and major highways, while being only minutes away from Larnaca's city center and the New Marina.

Perfectly located and though...

Property Info

Covered Area	110
Covered Veranda	30
Floor Number	3
Total Number of Floors	6
Energy Efficiency	A

Plot / Area Info

Parking

Covered, Yes

Additional info

Reference Number	7001
Property type	Apartment
Bathrooms	2

Amenities

- Parking

Location

Location: Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.945560985025 / 33.643988370895**

Price: €400 000 + VAT

VAT for this property is **€20,000** or **€76,000**. 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	Excluded	Title transfer fee	~€12 600.00	Common expenses	None
		Price per SQM	€3 636.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€415 000 on Jun 20, 2025
 €435 000 on Oct 1, 2025
 €400 000 on Dec 24, 2025





