

2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Two-bedroom apartment 101, with a living area of 87,5 m², is located on the first floor of a four-storey building in Block B.



This modern residential complex is ideally located in the quiet and upcoming area of Livadia, Larnaca, just 300 meters from the sea. The development consists of two blocks (A & B), with 11 apartments in each block.

Key Features:

- ✓ 300 meters from the beach
- ✓ Two blocks – 22 apartments total
- ✓ Common swimming pool
- ✓ Gym
- ✓ Sauna

Perfect for both permanent living and investment, combining comfort, convenience, and a prime coastal location.

Property Info

Covered Area	119
Covered Veranda	32
Floor Number	1
Total Number of Floors	4

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	7674
Property type	Apartment
Bathrooms	2

Location

- Parking

Location: Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.947381403756 / 33.642529260274**

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	Excluded	Title transfer fee	~€8 800.00	Common expenses	None
		Price per SQM	€2 563.00/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

€305 000 on Jul 12, 2025









GROUND FLOOR PLAN



FIRST FLOOR PLAN