

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

Located just 100 meters from the sea in Larnaca, this residential development offers a limited collection of two-bedroom apartments spread across four floors. Designed with functionality and coastal living in mind, each apartment features spacious interiors and private balconies that provide open views of the Mediterranean. The layout of each unit balances comfort and efficiency, with modern finishes, high ceilings, and open-plan living spaces. Selected apartments offer direct sea views, while all residents benefit from access to a range of shared on-site amenities, including a swimming pool, landscaped outdoor areas, and a fitness center. Set within a gated complex, the development is si... ✖

**Property Info**

Covered Area **114**  
Covered Veranda **39**

**Plot / Area Info****Amenities****Location**

**Location:** Livadia Larnakas      **Region:** **Larnaca**  
**Coordinates:** **34.93747 / 33.64**

**Additional info**

Reference Number **B303-401**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **2**

## Price: €540 000 + VAT

VAT for this property is **€27,000** or **€102,600**. 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>~€18 200.00</b> <b>€4 737.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€540 000 on Sep 16, 2025







