

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

Welcome to a stylish and contemporary 2 bedroom apartment situated in the prestigious residential neighborhood of Livadia. This exceptional location offers a modern living experience with convenient access to the new Larnaca Marina, the American University of Cyprus, as well as the vibrant city center and beautiful beaches just a short drive away.



The project comprises three 2-story blocks, featuring 2-3 bedroom apartments and penthouses with roof terraces. The ground floor apartments boast private gardens, providing an exclusive space for relaxation and privacy for residents.

Designed by a team of professional architects, engineers, and interior designers, the development sho...

### Property Info

Covered Area	<b>101</b>
Covered Veranda	<b>10</b>
Uncovered Veranda	<b>14</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **6394**  
Property type **Apartment**  
Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
Coordinates: **34.952564 / 33.631088**

## Price: €321 000 + VAT

VAT for this property is **€16,050** or **€60,990**. 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>~€9 440.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 178.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€321 000 on Oct 8, 2025





