

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

This new luxury development is ideally located in the serene and picturesque area of Livadia, offering residents a tranquil living environment in close proximity to the sandy beach and New Marina as well as the vibrant center of Larnaca. The project also benefits from excellent connectivity to the highway network, allowing for easy exploration of the surrounding areas and convenient access to amenities.

The complex boasts a unique futuristic design, showcasing the highest level of artistic creativity. Meticulous attention to detail is evident in the architectural features and exterior finishes, which exude elegance and sophistication.

The A' class energy-efficient buildi...

### Property Info

Covered Area	<b>123</b>
Covered Veranda	<b>20</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>6402</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
Coordinates: **34.937864 / 33.6363**

## Price: €545 000 + VAT

VAT for this property is **€27,250** or **€103,550**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 431.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€625 000 on Oct 8, 2025  
 €550 000 on Dec 10, 2025  
 €545 000 on Feb 7, 2026





