

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

Discover this lovely 2 bedroom penthouse in a modern residential development located in the charming and up-and-coming neighbourhood of Livadia in Larnaca. Meticulously designed, this project ensures an enjoyable living experience, providing convenient access to the vibrant city centre, its many shops and restaurants, as well as nearby offices, schools, supermarkets, and New Marina – while maintaining a calm and serene atmosphere for residents.



This two-storey development offers stylish 1-2-bedroom apartments and penthouses. Each apartment offers smart open plan living spaces that extend to spacious covered balconies with glass balustrades, seamlessly joining the indoors and o...

### Property Info

Covered Area	<b>87</b>
Covered Veranda	<b>12</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **7719**  
Property type **Apartment**  
Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.94592 / 33.632563**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>~€9 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 678.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€320 000 on Oct 8, 2025







