

2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Nestled in the picturesque neighbourhood of Livadia in Larnaca, this unique collection of 2-bedroom apartments offers not only luxurious living space close to the sea, but also easy access to a host of local amenities. Being just a few minutes from New Larnaca Marina, supermarkets, boutiques, cosy cafeterias and restaurants, schools and fitness centres, residents can enjoy truly comfortable modern living. The building comprises only four units, each of which occupies an entire floor, providing residents with a private and exclusive atmosphere. Imagine waking up to the gentle sounds of the waves and having your morning coffee on your private balcony or roof terrace overlooking the az... X

Property Info

Covered Area	94
Covered Veranda	19
Floor Number	4
Total Number of Floors	4
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking

Covered, Yes

Additional info

Reference Number	7974
Property type	Apartment
Condition	Under Construction
Bathrooms	2

Amenities

- Parking

Location

Location: Livadia Larnakas **Region:** **Larnaca**
Coordinates: **34.937529 / 33.63985**

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	Excluded	Title transfer fee Price per SQM	None €5 745.00/m²	Common expenses	None
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Representative: Cyprus Sotheby's International Realty

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Price change history

€540 000 on Oct 8, 2025









