

## 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...



### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>94</b>				
Covered Veranda	<b>19</b>				
Floor Number	<b>4</b>			Reference Number	<b>7974</b>
Total Number of Floors	<b>4</b>			Property type	<b>Apartment</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>
Heating	<b>Autonomous Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				

### Amenities

### Location

- Parking

**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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 745.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€540 000 on Oct 8, 2025









