

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

Discover a seamless blend of modern luxury and comfort within an exclusive gated community located in the rapidly developing neighbourhood of Livadia, close to the New Larnaca Marina. This sophisticated residential complex delivers an exceptional living experience with easy access to all essential amenities and stunning sandy beaches. X

Comprising of five apartment blocks, the development offers a variety of two and three-bedroom apartments designed to suit diverse preferences and lifestyles. Each residence includes its dedicated parking space, ensuring both convenience and security, along with storage rooms for added practicality. The commitment to individual comfort and well-being e...

### Property Info

Covered Area	<b>131</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>28</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool  
Parking

**Common, Yes  
Covered, Yes**

### Additional info

Reference Number **9069**  
Property type **Apartment**  
Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas  
**Region:** Larnaca  
**Coordinates:** **34.937305 / 33.634754**

## Price: €396 000 + VAT

VAT for this property is **€19,800** or **€75,240**. 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 Price per SQM	<b>~€12 440.00</b> <b>€3 023.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€396 000 on Oct 8, 2025









