

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

Experience unrivalled luxury in this remarkable 20-storey high-rise development where comfort meets sophistication. Located in the tranquil area of Livadia in Larnaca, this exceptional project consists of six elegantly designed apartment towers, offering residents a peaceful retreat with easy access to all urban amenities.

Each apartment features spacious layouts and creative use of space, with sun-filled interiors and generous balconies that provide stunning views of the sea and surrounding scenery. The exclusive penthouse on the 20th floor, complete with a private pool, delivers an unparalleled living experience for those seeking the ultimate in luxury.

These homes boast hig...

### Property Info

Covered Area	<b>112</b>
Covered Veranda	<b>22</b>
Floor Number	<b>14</b>
Total Number of Floors	<b>20</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>10187</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.938694 / 33.637083**

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 804.00/m<sup>2</sup></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

€619 000 on Oct 8, 2025  
 €650 000 on Oct 16, 2025







