

## 3 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>142</b>                     |
| Covered Veranda        | <b>30</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>10190</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

| Location                                  |                        |
|---|------------------------|
| <b>Location:</b> Livadia Larnakas         | Region: <b>Larnaca</b> |
| Coordinates: <b>34.938694 / 33.637083</b> |                        |

## Price: €820 000 + VAT

VAT for this property is **€41,000** or **€155,800**. 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<br>Price per SQM | <b>~€29 400.00</b><br><b>€5 775.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€790 000 on Oct 8, 2025

€820 000 on Oct 16, 2025







