

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

Introducing an exclusive residential development featuring sophisticated 1-3 bedroom apartments and penthouses, located just 900 meters from the sparkling Mediterranean Sea. Set in the sought-after Livadia area of Larnaca, near the prestigious Land of Tomorrow project, this community offers a peaceful lifestyle while providing effortless access to supermarkets, schools, shops, and all essential amenities.



The project comprises four modern blocks, each showcasing refined architectural design and premium-quality materials. Every residence is thoughtfully designed to create a warm and inviting atmosphere, with large windows that flood the spacious, open-plan interiors with natural light...

#### Property Info

Covered Area	<b>127</b>
Covered Veranda	<b>26</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous 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>11061</b>
Property type	<b>Apartment</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.939896 / 33.632186**

## Price: €435 000 + VAT

VAT for this property is **€21,750** or **€82,650**. 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>~€14 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 425.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€435 000 on Oct 8, 2025



