

2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

This exclusive residential development, comprising eight elegantly designed buildings, seamlessly blends luxury and convenience in a serene coastal environment. Situated just 400 meters from the seafront in the sought-after Livadia area of Larnaca, it offers close proximity to the American University and the Larnaca Nautical Club. Residents can enjoy the peaceful ambiance of a residential neighborhood while being just a short drive from essential amenities, including shops, schools, restaurants, and entertainment venues.

Each residence is thoughtfully crafted to embody modern luxury living, featuring a selection of spacious 1- and 2-bedroom apartments with premium finishes. The open...

Property Info	Plot / Area Info	Additional info
Covered Area	97	
Covered Veranda	21	
Floor Number	1	Pool
Total Number of Floors	4	Parking
Furnishing	Unfurnished	Common, Yes
Energy Efficiency	A	Uncovered, Yes
Air Conditioning	All rooms, Yes	Reference Number 11810
		Property type Apartment
		Bathrooms 2
Amenities	Location	
• Parking	Location: Livadia Larnakas Coordinates: 34.950584 / 33.644752	Region: Larnaca

Price: €305 000 + VAT

VAT for this property is **€15,250** or **€57,950**. 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	Excluded	Title transfer fee	~€8 800.00	Common expenses	None
		Price per SQM	€3 144.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€305 000 on Oct 8, 2025





