

## 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

Covered Area	<b>97</b>
Covered Veranda	<b>21</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>11810</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.950584 / 33.644752**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€8 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 144.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€305 000 on Oct 8, 2025





