

## 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	101				
Covered Veranda	21				
Floor Number	3	Pool Parking	Common, Yes Uncovered, Yes	Reference Number	11829
Total Number of Floors	4			Property type	<b>Apartment</b>
Furnishing	Unfurnished			Bathrooms	2
Energy Efficiency	Α				

## Amenities Location

• Parking Location: Livadia Larnakas Region: Larnaca

All rooms, Yes

Coordinates: 34.950584 / 33.644752

Air Conditioning



Price: €446 000 + VAT

VAT for this property is €22,300 or €84,740. 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  $\sim$  £14 440.00 Common expenses None Price per SQM £4 416.00/m<sup>2</sup>

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€446 000 on Oct 8, 2025



























