

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	101
Covered Veranda	21
Floor Number	3
Total Number of Floors	4
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Uncovered, Yes

Additional info

Reference Number	11829
Property type	Apartment
Bathrooms	2

Amenities

- Parking

Location

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

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	~€14 440.00	Common expenses	None
		Price per SQM	€4 416.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€446 000 on Oct 8, 2025





