

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

These elegantly designed apartments are nestled in the desirable Livadia neighborhood of Larnaca, offering a harmonious blend of tranquility and modern living. Residents benefit from easy access to supermarkets, shops, schools, and the American University of Cyprus, while the beach and city center are just a 10-minute drive away, providing endless opportunities for seaside leisure.



The complex consists of two stylish two-story blocks, featuring well-planned 1- and 2-bedroom apartments, as well as penthouses with private roof terraces. With contemporary architecture, expansive windows, and spacious balconies, these homes offer a cosy atmosphere to relax and enjoy the scenery.

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### Property Info

Covered Area	<b>96</b>
Covered Veranda	<b>14</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>11935</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.943778 / 33.624119**

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 865.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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

## Price change history

€275 000 on Oct 8, 2025





