

2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Discover this exceptional ground-floor 2-bedroom apartment, perfectly situated in a peaceful residential area of Livadia in Larnaca, that offers both privacy and everyday convenience—ideal for contemporary living. Boasting sophisticated architecture and timeless style, the apartment features spacious interiors with a smart, functional layout. The open-plan kitchen is fully equipped with high-quality electrical appliances, while large windows fill the space with natural light. Step outside to your own private garden, with the option to add a private swimming pool for the ultimate in-home retreat. Enjoy easy access to a wide range of urban amenities, including sandy beaches, s...



Property Info

Covered Area	105
Covered Veranda	22
Total Number of Floors	3
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Uncovered, Yes

Additional info

Reference Number	12465
Property type	Apartment
Condition	Pre-Owned
Construction Year	2024
Bathrooms	2

Amenities

- Parking

Location

Location: Livadia Larnakas Region: **Larnaca**
Coordinates: **34.951806 / 33.629941**

Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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	~€8 400.00	Common expenses	None
		Price per SQM	€2 810.00/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

€295 000 on Oct 8, 2025











