

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

Set in the serene yet well-connected neighborhood of Livadia, Larnaca, this contemporary residential development offers the perfect blend of tranquility and urban convenience. Just minutes from everyday essentials — including supermarkets, schools, pharmacies, and banks — the location also places you within easy reach of the bustling Metropolis Mall, the vibrant city center, and sandy beaches. Quick access to the highway ensures seamless travel to all major cities across Cyprus.



The elegant two-story building consists of only four spacious three-bedroom apartments, ensuring privacy and a sense of exclusivity. Each residence is thoughtfully designed with a modern, open-plan layout...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>120</b>
Covered Veranda	<b>6</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

Parking **Covered, Yes**

Reference Number	<b>14031</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

#### Amenities

#### Location

- Parking

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.949079 / 33.617719**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 917.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€350 000 on Oct 9, 2025



