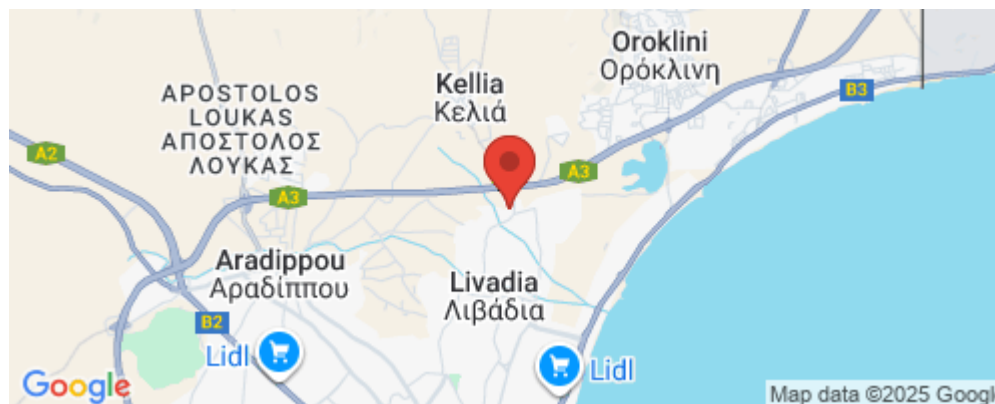


## 2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

This elegant new residential project is set in the sought-after area of Livadia, in the coastal city of Larnaca. Designed with space, comfort, and practicality in mind, it offers the perfect choice for families, couples, and professionals looking for a modern lifestyle close to all amenities. The development consists of two exclusive buildings featuring one- and two-bedroom apartments with bright open-plan interiors, spacious balconies, and high-quality finishes that enhance everyday living. Selected units also enjoy private roof gardens, providing additional outdoor space with beautiful views. Built to high energy-efficiency standards, the residences feature excellent insulat...



### Property Info

Covered Area	<b>95</b>
Covered Veranda	<b>19</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 **14414**  
Property type **Apartment**  
Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
Coordinates: **34.961164 / 33.630146**

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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>~€6 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 526.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
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## Price change history

€240 000 on Oct 9, 2025





