

## 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 **89**  
 Covered Veranda **14**  
 Floor Number **1**  
 Total Number of Floors **2**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **14417**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

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

## Price: €208 000 + VAT

VAT for this property is **€10,400** or **€39,520**. 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>~€4 920.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 337.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€198 000 on Oct 9, 2025  
 €208 000 on Nov 22, 2025



