

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

Presenting a new contemporary residential development in the prestigious Livadia area of Larnaca. Just a short walk from the sea, a university, and sports facilities, with schools, pharmacies, and supermarkets only a 5-minute drive away, the location offers an ideal blend of convenience and lifestyle – perfect for both family living and investment.

The two-story building comprises spacious two-bedroom apartments as well as stylish one- and two-bedroom penthouses. Upper-level residences benefit from private rooftop terraces with an additional bathroom – exclusive spaces designed for outdoor leisure and panoramic views. Interiors follow an open-plan concept and stand...

<b>Property Info</b>		<b>Plot / Area Info</b>	<b>Additional info</b>	
Covered Area	<b>98</b>			
Covered Veranda	<b>19</b>			
Floor Number	<b>1</b>		Reference Number	<b>14475</b>
Total Number of Floors	<b>2</b>	Parking	Property type	<b>Apartment</b>
Furnishing	<b>Unfurnished</b>		Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>			
Air Conditioning	<b>All rooms, Yes</b>			
<b>Amenities</b>		<b>Location</b>		
• Parking		<b>Location:</b> Livadia Larnakas	Region: <b>Larnaca</b>	
		Coordinates: <b>34.944527 / 33.632471</b>		

## Price: €227 000 + VAT

VAT for this property is **€11,350** or **€43,130**. 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 Price per SQM	<b>~€5 680.00</b> <b>€2 316.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€227 000 on Oct 9, 2025



