

## 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...

### Property Info

Covered Area **102**  
 Covered Veranda **24**  
 Floor Number **2**  
 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 **14477**  
 Property type **Apartment**  
 Bathrooms **3**

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
 Coordinates: **34.944527 / 33.632471**

## Price: €345 000 + VAT

VAT for this property is **€17,250** or **€65,550**. 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>~€10 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 382.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
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## Price change history

€345 000 on Oct 9, 2025



