

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

2-Bedroom Apartment – Elegant Comfort by the Sea

### General Description

Spacious and beautifully designed, the 2-bedroom apartment offers refined coastal living in one of Larnaca’s most desirable residential areas. Situated in a gated seafront complex, it blends modern architecture, smart technology, and premium amenities for a lifestyle that’s both luxurious and convenient.

Just a short walk from the beach and local shops, this apartment perfectly suits families, couples, or professionals who value comfort, privacy, and accessibility.

### Design & Features

The apartment’s open-plan layout connects the living, dining, and kitchen areas into one cohesive ...

### Property Info

Covered Area	<b>112</b>
Covered Veranda	<b>22</b>
Total Number of Floors	<b>20</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>240110</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas Region: **Larnaca**

## Price: €486 000 + VAT

VAT for this property is **€24,300** or **€92,340**. 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>~€16 040.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 339.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€504 000 on Oct 22, 2025

€486 000 on Mar 5, 2026

