


2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Located in one of Larnaca's most strategic and fast-developing areas, this stylish 2-bedroom apartment offers the perfect combination of comfort, convenience, and investment potential. Part of a modern residential project, the apartment is just 4 minutes from the American University of Cyprus (AUCY) and 6 minutes from the New Marina & Port. 

Designed with contemporary living in mind, the apartment features an open layout, high-quality finishes, and the option for additional private storage. With close proximity to the city center, this property is ideal for both long-term living and rental income.

Key Features:

- Optional private storage
- 4 minu...

Property Info

Covered Area	95
Covered Veranda	12
Floor Number	1
Total Number of Floors	2

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	9943
Property type	Apartment
Bathrooms	2

Amenities

- Parking

Location

Location: Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.943775704219 / 33.624086357124**

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	Excluded	Title transfer fee	~€6 200.00	Common expenses	None
		Price per SQM	€2 526.00/m²		

Representative: RealDeal Estates

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Price change history

€240 000 on Nov 8, 2025





1ST FLOOR

