

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

This refined 2-bedroom apartment offers spacious contemporary living in one of Larnaka’s most desirable coastal districts. Located minutes from the beach, shopping, dining, schools, and the city centre, it is perfectly suited for families, professionals, or those seeking a premium holiday residence.

The apartment boasts an airy open-plan layout with high ceilings, a generous veranda, and expansive double-glazed windows. Both bedrooms are well-sized, and the bathrooms are finished with high-end marble detailing. Premium materials, underfloor heating, VRV climate control, and European-brand fittings create a comfortable and elegant interior environment.

Key Features:

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### Property Info

Covered Area	<b>115</b>
Covered Veranda	<b>24</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>240889</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €1 310 000 + VAT

VAT for this property is **€65,500** or **€248,900**. 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>~€49 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 391.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€1 310 000 on Nov 28, 2025





