

## **3 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District**

A stylish new development of 56 contemporary apartments across four blocks, set in the sought-after area of Livadia, Larnaca. Offering a selection of 1-, 2- & 3-bedroom residences, this modern community combines prime location convenience with upscale living.

Designed for comfort, wellbeing, and sustainability, the development features a range of luxurious shared amenities, including a swimming pool, fully equipped gym, steam bath, and sauna.

All residences are rated "A" for Energy Efficiency and include features such as double-glazed windows, solar panels for water heating, and provisions for photovoltaic (PV) systems — enhancing both lifestyle and sustainability...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>150</b>				
Covered Veranda	<b>20</b>				
Uncovered Veranda	<b>26</b>	Pool	<b>Common, Yes</b>	Reference Number	<b>10896</b>
Floor Number	<b>3</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Total Number of Floors	<b>3</b>			Bathrooms	<b>3</b>
Energy Efficiency	<b>A</b>				

Amenities	Location	
• Roof Garden	<b>Location:</b> Livadia Larnakas <b>Coordinates:</b> 34.95453077 / 33.63967539	Region: <b>Larnaca</b>

## Price: €365 000 + VAT

VAT for this property is **€18,250** or **€69,350**. 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>~€11 200.00</b> <b>€2 433.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

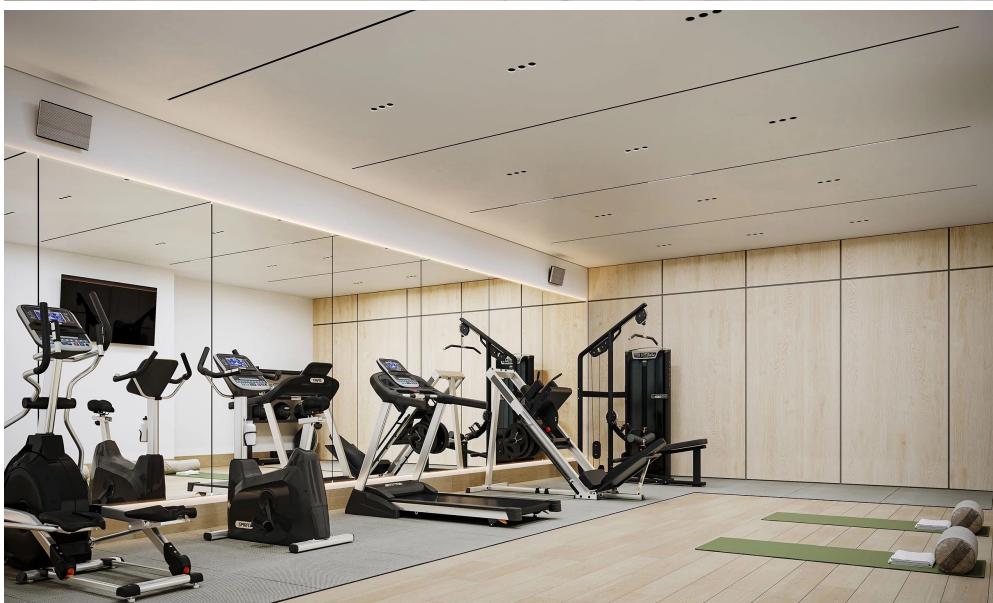
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€365 000 on Dec 17, 2025









### **3-BEDROOM APARTMENT**

Total covered area (sq.m)	149
Living area (sq.m)	116
Covered verandas (sq.m)	20
Uncovered verandas (sq.m)	26
Utility areas (sq.m)	14
Bedroom(s)	3
Bathroom(s)	3
Covered parking spaces	1
Roof garden (sq.m)	143

