

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

A modern residential complex is located in Larnaca, in walking distance to the seafront and in close proximity to the city centre. The project consists of unique apartments of 1-3 bedrooms set into four buildings characterised by contemporary interior and architecture. Aesthetics and functionality are the most important criteria in modern design, this is what the project is about. The residents will be able to enjoy a communal swimming pool set on the ground floor plaza as well as comfortable large balconies with sea view for higher floor apartments. For the maximum quality of relaxation, a sauna and gym will operate next to the pool. The featured green areas on the grou...



#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>171</b>			Reference Number	<b>13791</b>
Covered Veranda	<b>61</b>			Property type	<b>Apartment</b>
Uncovered Veranda	<b>120</b>	Pool	<b>Common, Yes</b>	Condition	<b>Under Construction</b>
Floor Number	<b>5</b>	Parking	<b>Covered, Yes</b>	Bathrooms	<b>2</b>
Total Number of Floors	<b>5</b>				
Furnishing	<b>Unfurnished</b>				
Energy Efficiency	<b>A</b>				
Heating	<b>Autonomous Heating, Yes</b>				

#### Amenities

#### Location

- Parking

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.944402 / 33.638655**

## Price: €655 000 + VAT

VAT for this property is **€44,011** or **€124,450**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 830.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€655 000 on Dec 31, 2025





