


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

Experience modern coastal living in this beautifully designed 2-bedroom apartment, ideally situated just a few minutes from Larnaca’s highly anticipated New Marina and Port. Located in a low-rise, two-storey development, this apartment combines smart layouts with contemporary finishes — perfect for both permanent residence and investment. 

### Project Highlights:

- Modern two-storey residential building
- Prime location near New Marina & Port
- Ideal for investment, holiday home, or residence

This boutique development blends modern architecture with a strategic location, offering easy access to the beach, city center, and all essential ...

### Property Info

Covered Area	<b>91</b>
Covered Veranda	<b>11</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>11165</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas                      Region: **Larnaca**  
 Coordinates: **34.95420542 / 33.62801315**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>~€6 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 692.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€235 000 on Jan 10, 2026

€245 000 on Apr 4, 2026

