


2 Bedroom House for Sale in Livadia Larnakas, Larnaca District

A new high-end residential complex is located in Livadia, an infrastructural area of Larnaca, close to the American University of Cyprus, New Marina and all city amenities. 

The project offers a semi-detached maisonette with a private garden and parking. The ground floor comprises a spacious open plan living room with dining area and modern kitchen, as well as a guest toilet. From the living room there is access to the private garden and barbecue area. The first floor consists of cozy en-suite bedrooms and a covered veranda with stunning views over the garden.

The architecture of the house is unique and the living spaces are designed to take advantage of the natural light and c...

Property Info

Covered Area	103
Covered Veranda	14
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Autonomous Heating, Yes

Plot / Area Info

Plot area	144
Parking	Covered, Yes

Additional info

Reference Number	5986
Property type	House
Condition	Under Construction
Bathrooms	2

Amenities

- Parking

Location

Location: Livadia Larnakas Region: **Larnaca**
Coordinates: **34.942258 / 33.6307**

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 544.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€365 000 on Jan 17, 2026



