

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

Situated in the highly desirable Livadia area of Larnaca, this modern residential development blends advanced technology, contemporary design, and outstanding comfort. Just minutes from the sea, the location provides quick access to the city center, supermarkets, schools, and restaurants. Its close proximity to the landmark Land of Tomorrow project further enhances its appeal as a prime investment opportunity. The elegant four-story complex features a selection of 1- and 2-bedroom apartments, thoughtfully designed to maximize natural light and space. Expansive balconies and large double-glazed windows provide excellent thermal and sound insulation, creating a peaceful and energy-eff...



### Property Info

Covered Area	<b>101</b>
Covered Veranda	<b>22</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number	<b>16008</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.938957 / 33.631794**

**Price: €340 000 + VAT**

VAT for this property is **€17,000** or **€64,600**. 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>~€10 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 366.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

**Price change history**

€340 000 on Jan 19, 2026









