

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

This visionary mixed-use development is set to redefine the future of Larnaca’s coastline, offering a seamless blend of residential, commercial, hospitality, and leisure spaces just moments from the Mediterranean Sea. Designed as a vibrant, self-sustained community, the project delivers a contemporary lifestyle where urban convenience meets coastal elegance.



Covering approximately 350,000 square meters, the development places strong emphasis on sustainability, with more than 20,000 trees planned throughout the area to enhance the natural environment. The master plan includes modern residential buildings with comprehensive amenities, dynamic business and co-working spaces, a luxury...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>216</b>
Covered Veranda	<b>59</b>
Uncovered Veranda	<b>154</b>
Floor Number	<b>10</b>
Total Number of Floors	<b>15</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

Reference Number	<b>16053</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

#### Amenities

#### Location

- Parking

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.945722 / 33.645917**

## Price: €2 610 000 + VAT

VAT for this property is **€242,150** or **€495,900**. 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>~€101 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€12 083.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

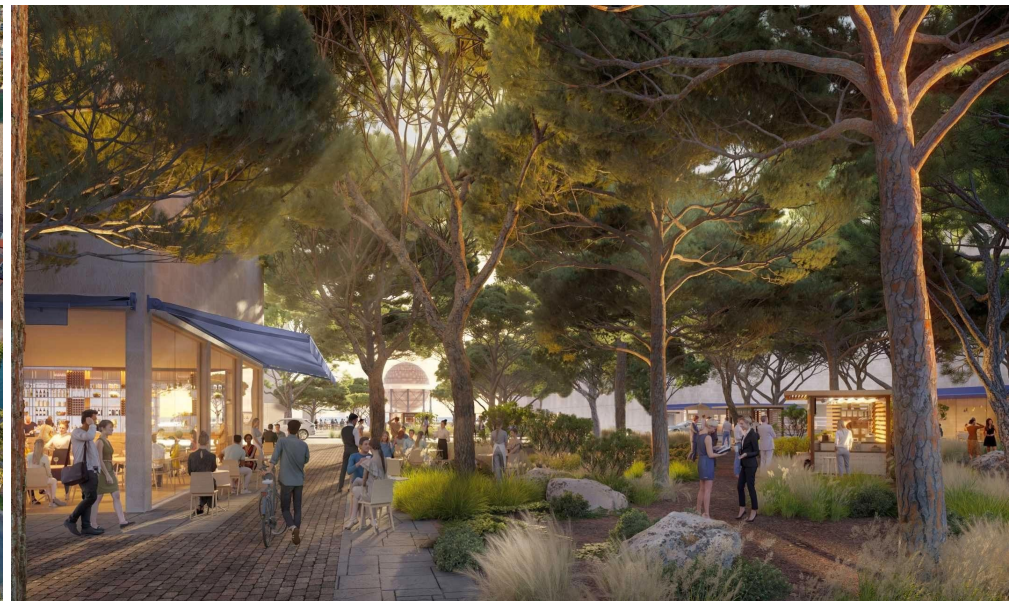
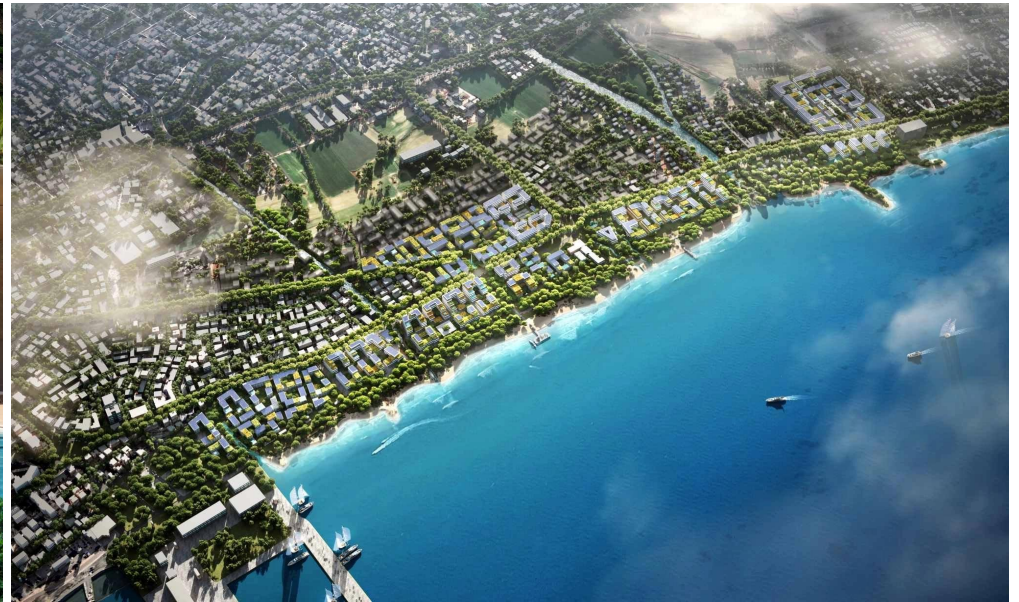
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## Price change history

€2 610 000 on Jan 23, 2026







building A  
apartment A1003

