

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

Just 400 meters from the sea and a short 8-minute drive from Larnaca's vibrant city center, this distinctive residential development offers an ideal blend of coastal serenity and urban convenience. Drawing inspiration from Greek mythology, the luxury project consists of six contemporary apartment buildings thoughtfully designed to elevate modern living.

The development features a selection of elegant one- and two-bedroom residences, characterized by clean design, abundant natural light, and carefully curated finishes. Each apartment includes a designated parking space and is constructed to the highest modern standards. With a Class A energy efficiency rating and integrated photovo...

| Property Info          |                       | Plot / Area Info |                     | Additional info  |                  |
|------------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area           | <b>98</b>             |                  |                     |                  |                  |
| Covered Veranda        | <b>19</b>             |                  |                     |                  |                  |
| Uncovered Veranda      | <b>13</b>             |                  |                     |                  |                  |
| Floor Number           | <b>4</b>              | Pool             | <b>Common, Yes</b>  | Reference Number | <b>16138</b>     |
| Total Number of Floors | <b>5</b>              | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
| Furnishing             | <b>Unfurnished</b>    |                  |                     | Bathrooms        | <b>2</b>         |
| Energy Efficiency      | <b>A</b>              |                  |                     |                  |                  |
| Air Conditioning       | <b>All rooms, Yes</b> |                  |                     |                  |                  |

| Amilities | Location   | Region         |
|-----------|--|----------------|
| • Parking | <b>Location:</b> Livadia Larnakas<br>Coordinates: <b>34.944133 / 33.638955</b> | <b>Larnaca</b> |

## Price: €308 191 + VAT

VAT for this property is **€15,410** or **€58,556**. 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>~€8 927.64</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 145.00/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>              |

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## Price change history

€308 191 on Jan 24, 2026







