


2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Ideally located in the highly sought-after area of Livadia, this exceptional residential project offers the perfect balance between tranquility and convenience. With effortless access to schools, shops, and major road networks, and just minutes from Larnaca city center, the beach, and the international airport, it presents a rare opportunity to secure a high-quality home in a prime location. 

The development is designed as a secure, gated community surrounded by beautifully landscaped gardens. Residents can enjoy resort-style amenities, including a communal swimming pool, jacuzzi, elegant lounge areas, and dedicated family spaces with a children’s playground—creating an inviting ...

Property Info

Covered Area	97
Covered Veranda	21
Floor Number	3
Total Number of Floors	3
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	16338
Property type	Apartment
Condition	Under Construction
Bathrooms	2

Amenities

- Parking

Location

Location: Livadia Larnakas Region: **Larnaca**
Coordinates: **34.946017 / 33.634306**

Price: €446 000 + VAT

VAT for this property is **€22,300** or **€84,740**. 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	€4 598.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€446 000 on Feb 5, 2026





