

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

Located in one of Larnaca's most promising areas, Livadia, this boutique residential project offers a harmonious balance between urban convenience and a relaxed coastal atmosphere. Designed for those who appreciate contemporary living with a sense of calm, the development presents a carefully curated collection of one- and two-bedroom apartments.

Inspired by the fluidity and serenity of the sea, the architecture reflects movement, light, and balance. Clean lines, soft natural tones, and flowing forms define this three-storey building, creating a refined yet welcoming aesthetic that blends seamlessly with its surroundings.

The project comprises just nine exclusive residences ...



### Property Info

Covered Area	<b>91</b>
Covered Veranda	<b>12</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **16524**  
 Property type **Apartment**  
 Bathrooms **3**

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
 Coordinates: **34.940054 / 33.6328**

**Price: €350 000 + VAT**

VAT for this property is **€17,500** or **€66,500**. 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>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 846.00/m<sup>2</sup></b>		

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

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**Price change history**

€350 000 on Feb 19, 2026







