

45m² Apartment for Sale in Livadia Larnakas, Larnaca District

Just a short stroll from the sea, the American University of Cyprus, and the new Larnaca Marina, this contemporary development captures the essence of modern coastal living. Perfectly positioned, it offers a lifestyle that balances vibrant city energy with the calm, unhurried rhythm of the sea—close to everything, yet pleasantly private.



The project comprises two stylish residential blocks, featuring a selection of 1-, 2-, and 3-bedroom apartments. Each home is thoughtfully designed to maximise natural light and space, with smart open-plan layouts that create a seamless flow between living, dining, and kitchen areas. High-quality materials and modern finishes ensure a refined, com...

Property Info

Covered Area	45
Covered Veranda	9
Floor Number	1
Total Number of Floors	5
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **16583**
 Property type **Apartment**
 Bathrooms **1**

Amenities

- Parking

Location

Location: Livadia Larnakas Region: **Larnaca**
 Coordinates: **34.936359 / 33.634103**

Price: €150 000 + VAT

VAT for this property is **€7,500** or **€28,500**. 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	Excluded	Title transfer fee	~€2 900.00	Common expenses	None
		Price per SQM	€3 333.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€150 000 on Feb 27, 2026





