

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

Amazing, Top Floor, 2-Bedroom Flat with roof garden in Livadia area, Larnaca. Close to al amenities including schools, supermarket, bank, the American University of Cyprus, bus service, walking and cycling path. Very close to the beach, the harbour and Larnaca Town. Easy access to Larnaca, Ayia Napa, Nicosia motorway.



Top Floor Apartment for sale in Livadia area, Larnaca. The apartment has internal covered area of 80.6 sq.m, consists of 2 bedrooms, open plan kitchen, living room, a main bath, one en suite shower, 2wc 21.50 sq.m. covered veranda and 61.00 sq.m roof farden. The roof garden consists of siting area, storage room and shower with toilet. Covered parking also available o...

### Property Info

Covered Area **81**  
Furnishing **Unfurnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **22774**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

### Amenities

- Elevator

### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
Coordinates: **34.947682014594 / 33.633657123943**

**Price: €495 000 + VAT**

VAT for this property is **€24,750** or **€94,050**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 111.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€410 000 on Aug 9, 2024  
€450 000 on Dec 17, 2024  
€495 000 on May 24, 2025

















