

2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Lavish, Top Floor, Two Bedroom Flat with Roof Garden in Livadia area, Larnaca. Amazing location, close to all amenities such as schools, supermarkets, banks, coffee shops, pharmacies etc. A short drive to Larnaca Town Center, the harbor and the beach. Very easy access to Larnaca, Nicosia motorway. Larnaca International Airport is only 14 minutes away.



Top floor apartment for sale in Livadia area, Larnaca. This amazing property consists of an open plan kitchen, living room with dining area, provision for A/C, two bedrooms, one bathroom, one shower en-suite in the master bedroom, 2wc, storage room, covered parking and a roof garden. The area of the property is characterized as resid...

| Property Info    |  | Plot / Area Info |              | Additional info  |           |
|------------------|--|------------------|--------------|------------------|-----------|
| Covered Area     | 82   | Parking          | Covered, Yes | Reference Number | 41670     |
| Air Conditioning | All rooms, Yes                                 |                  |              | Property type    | Apartment |
|                  |  |                  |              | Condition        | Brand New |
|                  |  |                  |              | Bathrooms        | 2         |
| Amenities        |  | Location         |              |                  |           |
| • Elevator       | Location: Livadia Larnakas                     |                  |              | Region: Larnaca  |           |
|                  | Coordinates: 34.944872006581 / 33.621555367437 |                  |              |                  |           |

**Price: €265 000 + VAT**

VAT for this property is **€13,250** or **€50,350**. 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>€3 232.00/m<sup>2</sup></b> |                 |             |

**Representative: Kalogirou Real Estate**

|                     |              |            |                                     |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number      | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: +35724003723 |              |            |                                     |

**Price change history**

€275 000 on Aug 9, 2024  
€265 000 on Feb 8, 2025









