

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

Top Floor, 2 Bedroom apartment with roof garden in Livadia area, Larnaca. Close to all 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 Dekelia area in Larnaca Bay. The property is on the third floor, with internal covered of 78 sq.m, consists of kitchen, living room and dining area as open space, 2 bedrooms, 1 en suite shower, a main bathroom, 2 wc, 16.7 sq.m. covered veranda, and large roof garden of 61 sq.m. The roof garden consists of sitting area, storage room and one ...

### Property Info

Covered Area **78**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **44061**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **1**

### Amenities

- Elevator

### Location

**Location:** Livadia Larnakas  
 Coordinates: **34.947668823348 / 33.633673217197**

Region: **Larnaca**

**Price: €520 000 + VAT**

VAT for this property is **€26,000** or **€98,800**. 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>€6 667.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€435 000 on Aug 9, 2024  
€475 000 on Dec 17, 2024  
€520 000 on May 24, 2025

















