

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

Top Floor, Two Bedroom Apartment with Common Pool 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.



Apartment for Sale in Livadia area, Larnaca. The apartment consists of a living room, kitchen and dining area as open space, a main bathroom, two bedrooms, one en suite shower and covered veranda. The property has exclusive right of use to a storage room and covered parking. The apartment is situated on the second floor.

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### Property Info

Covered Area **84**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **45458**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Storage room

### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
 Coordinates: **34.963683740329 / 33.641417138517**

## Price: €276 000 + VAT

VAT for this property is **€13,800** or **€52,440**. 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>€3 286.00/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>
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## Price change history

€260 000 on Aug 9, 2024  
 €270 000 on Dec 17, 2024  
 €276 000 on Apr 29, 2025



















