


## 120m<sup>2</sup> Building for Sale in Livadia Larnakas, Larnaca District

Residential Building for Sale in Livadia Area, Larnaca. The village of Livadia provides all amenities including schools, supermarket, bank, pharmacy, bus service, shops etc. A short drive to the beach, the harbour and Larnaca Town. Easy access to Larnaca, Ayia Napa, Nicosia motorway. The lovely residential neighborhood is quiet and family orientated surrounded by large luxury houses and residential properties. 

The property consists of one house on the ground floor and another on the upper floor. Each house features an open-plan kitchen and living area, two bedrooms, and a modern bathroom with WC. Each property has an internal covered area of 60 sq.m.

Extra: A/C, Double Glass...

### Property Info

Covered Area **120**  
Furnishing **Partially furnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **503**

### Additional info

Reference Number **46081**  
Property type **Building**  
Condition **Pre-Owned**  
Bathrooms **2**

### Amenities

### Location

**Location:** Livadia Larnakas  
Coordinates: **34.957642277944 / 33.623782769312**  
Region: **Larnaca**

## Price: €285 000 + VAT

VAT for this property is **€14,250** or **€54,150**. 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>~€8 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 375.00/m²</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

€320 000 on Aug 10, 2024

€295 000 on Sep 13, 2024

€285 000 on Sep 12, 2025









