

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

Top Floor, 2 Bedroom Flat with Roof Garden for sale in Livadia area, Larnaca. Livadia is one of the most luxurious areas of Larnaca, a few minutes away from the New Marina of Larnaca and the American University of Cyprus. Close to all amenities including supermarket, bank, shops, schools, medical facilities, bus service, etc. A short drive to 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.



Apartment for sale in Livadia area, in Larnaca. The apartment is on the second floor. It consists of an open plan kitchen, living room, dining area,...

### Property Info

Covered Area **77**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **49554**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- BBQ zone

### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
 Coordinates: **34.946026036166 / 33.633570382363**

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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>€3 506.00/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: <b>+35724003723</b>			

## Price change history

€270 000 on Dec 4, 2024







