

1 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Top Floor, One Bedroom Apartment with Large 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.



Apartment for sale in Livadia area, Larnaca. The apartment consists of an open plan kitchen, dining area, living room, one bedroom, one shower, 1 wc, covered veranda and a larden roof garden. In addition, the residents will have access to a storage room and covered parking.

The apartment is part of a modern and contempora...

| Property Info    |  | Plot / Area Info |              | Additional info  |           |
|------------------|--|------------------|--------------|------------------|-----------|
| Covered Area     | 51   | Parking          | Covered, Yes | Reference Number | 49946     |
| Air Conditioning | All rooms, Yes                                 |                  |              | Property type    | Apartment |
|                  |  |                  |              | Condition        | Brand New |
|                  |  |                  |              | Bathrooms        | 2         |
| Amenities        |  | Location         |              |                  |           |
| • Elevator       | Location: Livadia Larnakas                     |                  |              | Region: Larnaca  |           |
|                  | Coordinates: 34.944369867075 / 33.626506392294 |                  |              |                  |           |

**Price: €175 000 + VAT**

VAT for this property is **€8,750** or **€33,250**. 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>€3 431.00/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**

€185 000 on Dec 28, 2024  
€175 000 on Apr 30, 2025











