

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

### 2 Bed Apartment in Livadia for sale

Discover this well-maintained 2 bedroom apartment located in the serene neighborhood of Livadia. This inviting home offers a total of 79 sqm of internal space and a 15 sqm covered balcony, which is currently used as an additional room. Built in 2008, the apartment combines modern living with comfort and convenience, ideal for families or professionals seeking a relaxed lifestyle close to all essential amenities.

#### Key Features:

Bedrooms: Two spacious bedrooms plus an additional room that can be used as an office, playroom, or guest room.

Bathrooms: One main bathroom and an en-suite bathroom in the main bedroom.

Living ...

#### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>79</b>                      |
| Covered Veranda  | <b>15</b>                      |
| Floor Number     | <b>1</b>                       |
| Furnishing       | <b>Furnished</b>               |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>Yes</b>                     |

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **9065**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**

#### Amenities

- Storage room

#### Location

**Location:** Livadia Larnakas Region: **Larnaca**

## Price: €159 000 + VAT

VAT for this property is **€7,950** or **€30,210**. 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>~€3 125.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 013.00/m<sup>2</sup></b> |                 |             |

## Representative: Arena Properties

|  |              |            |                                    |
|--|--------------|------------|------------------------------------|
| Registration number                                    | <b>1015</b>  | Email      | <b>stelios@arenaproperties.com</b> |
| License number   | <b>481/E</b> | Legal name | <b>N/A</b>                         |
| Phone: <b>+35799958855, +35723832882, +35799958575</b> |              |            |                                    |

## Price change history

€170 000 on Jan 11, 2025  
 €159 000 on Feb 18, 2025





