

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

Top Floor, Two Bedroom Apartment with Roof Garden 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 new 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.

Top Floor Apartment for sale in Livadia area, in Larnaca Town. The apartment is on the second floor with internal covered area of 75 sq.m and 52 ...

### Property Info

Covered Area **75**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **45003**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Balcony

### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
Coordinates: **34.959699333858 / 33.63998008102**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>€3 267.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€235 000 on Jan 15, 2025

€245 000 on Jan 17, 2026











