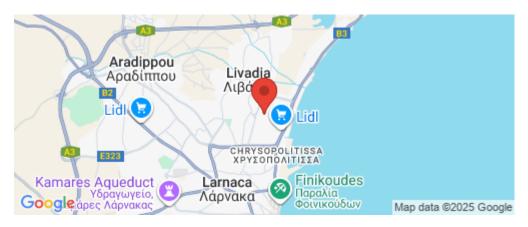


#### 2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Modern, Top Floor, 2 Bed Flat with Roof Garden for sale 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.



Top Floor Apartment for Sale in Livadia area, Larnaca. This amazing property consists of an open plan kitchen and living room with dining area, two bedrooms both of them en-suite, guest toilet, provision for A/C, 20 sq m of beautiful covered verandas, 55.4 sq m roof garden, storage room and covered parking. The area of the propert...

Property Info		Plot / Area Info		Additional info	
	83 All rooms, Yes	Parking	Covered, Yes	Reference Number	44297
Covered Area Air Conditioning				Property type	<b>Apartment</b>
				Condition	<b>Brand New</b>
				Bathrooms	2

Amenities Location

• Balcony

Location: Livadia Larnakas

Region: Larnaca

Coordinates: 34.9392596 / 33.6328247



Price: €340 000 + VAT

VAT for this property is €17,000 or €64,600. 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	Excluded	Title transfer fee	None	Common expenses	Nama
		Price per SQM	€4 096.00/m <sup>2</sup>		None

#### Representative: Kalogirou Real Estate

Registration number 1104 Email info@kalogirourealestate.com
License number 569/E Legal name N/A

Phone: **+35724003723** 

### **Price change history**

€340 000 on Feb 4, 2025









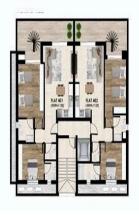


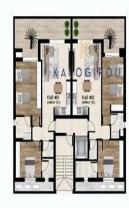






# FOURTH FLOOR







## **ROOF**





2 BEDROOMS 4 BATHROOMS 83 SQM INITERIOR 19.8 SQM COVERED VERANI 55.4 SQM ROOF GARDEN 8.7 SQM STORAGE AREA 12 SQM PARKING SPACE

TOTAL : 185.55 SQM



FLAT 402 (ABRAJ 122) 2 BEDROOMS
4 BATHROOMS
82 SQM INTERIOR
16.8 SQM COVERED VERAN
50.9 SQM ROOF GARDEN
8.7 SQM STORAGE AREA
12 SQM PARKING SPACE
4.64 SQM COMMON APE

TOTAL: 177.05 SQM



FLAT 401 (ABRAJ 121)

TOTAL: 185.75 SQM



FLAT 402 (ABRAJ 121)

TOTAL: 177.45 SQM



FLAT 401 (ABRAJ 120)

TOTAL: 185.35 SQM

2 BEDROOMS 4 BATHROOMS 83 SQM INITERIOR 19.6 SQM COVERED VERAND 55.4 SQM COOF GARDEN 8.7 SQM STORAGE AREA 12 SQM PARKING SPACE

TOTAL : 177.15 SQM