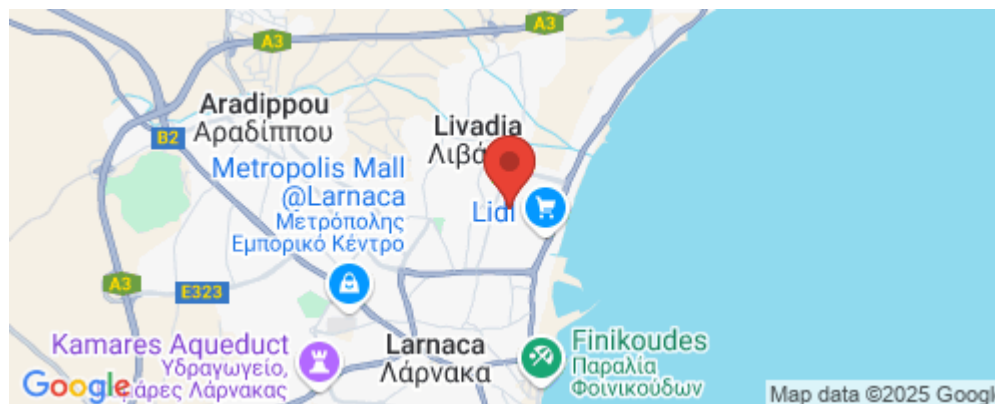


## 2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

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

Covered Area  
Air Conditioning

**83**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **44297**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Balcony

### Location

**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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 096.00/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**

€340 000 on Feb 4, 2025





# FOURTH FLOOR



# ROOF

ABRAJ 122		ABRAJ 121		ABRAJ 120	
FLAT 401 (ABRAJ 122)	FLAT 402 (ABRAJ 122)	FLAT 401 (ABRAJ 121)	FLAT 402 (ABRAJ 121)	FLAT 401 (ABRAJ 120)	FLAT 402 (ABRAJ 120)
2 BEDROOMS 4 BATHROOMS 83 SQM INTERIOR 19.8 SQM COVERED VERANDA 55.4 SQM ROOF GARDEN 8.7 SQM STORAGE AREA 12 SQM PARKING SPACE 6.65 SQM COMMON AREA	2 BEDROOMS 4 BATHROOMS 82 SQM INTERIOR 16.8 SQM COVERED VERANDA 50.9 SQM ROOF GARDEN 8.7 SQM STORAGE AREA 12 SQM PARKING SPACE 6.65 SQM COMMON AREA	2 BEDROOMS 4 BATHROOMS 83 SQM INTERIOR 20 SQM COVERED VERANDA 55.4 SQM ROOF GARDEN 8.7 SQM STORAGE AREA 12 SQM PARKING SPACE 6.65 SQM COMMON AREA	2 BEDROOMS 4 BATHROOMS 82 SQM INTERIOR 17.2 SQM COVERED VERANDA 50.9 SQM ROOF GARDEN 8.7 SQM STORAGE AREA 12 SQM PARKING SPACE 6.65 SQM COMMON AREA	2 BEDROOMS 4 BATHROOMS 83 SQM INTERIOR 19.6 SQM COVERED VERANDA 55.4 SQM ROOF GARDEN 8.7 SQM STORAGE AREA 12 SQM PARKING SPACE 6.65 SQM COMMON AREA	2 BEDROOMS 4 BATHROOMS 82 SQM INTERIOR 16.9 SQM COVERED VERANDA 50.9 SQM ROOF GARDEN 8.7 SQM STORAGE AREA 12 SQM PARKING SPACE 6.65 SQM COMMON AREA
<b>TOTAL : 185.55 SQM</b>	<b>TOTAL : 177.05 SQM</b>	<b>TOTAL : 185.75 SQM</b>	<b>TOTAL : 177.45 SQM</b>	<b>TOTAL : 185.35 SQM</b>	<b>TOTAL : 177.15 SQM</b>