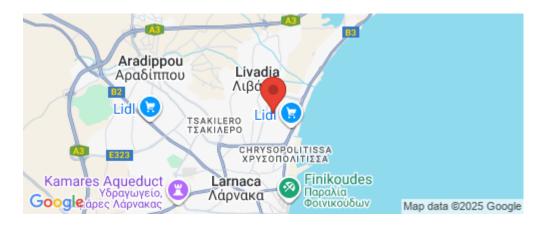# 2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

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	
				Reference Number	**44297**
Covered Area	**83**			Property type	**Apartment**
Air Conditioning	**All rooms, Yes**	Parking	**Covered, Yes**	Condition	**Brand New**
				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	**None**
		Price per SQM	**€4 096.00/m²**		

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

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	2 BEDROOMS	2 BEDROOMS	2 BEDROOMS	2 BEDROOMS	2 BEDROOMS
4 BATHROOMS	4 BATHROOMS	4 BATHROOMS	4 BATHROOMS	4 BATHROOMS	4 BATHROOMS
83 SQM INTERIOR	82 SQM INTERIOR	83 SQM INTERIOR	82 SQM INTERIOR	83 SQM INTERIOR	82 SQM INTERIOR
19.8 SQM COVERED VERANDA	16.8 SQM COVERED VERANDA	20 SQM COVERED VERANDA	17.2 SQM COVERED VERANDA	19.6 SQM COVERED VERANDA	16.9 SQM COVERED VERANDA
55.4 SQM ROOF GARDEN	50.9 SQM ROOF GARDEN	55.4 SQM ROOF GARDEN	50.9 SQM ROOF GARDEN	55.4 SQM ROOF GARDEN	50.9 SQM ROOF GARDEN
8.7 SQM STORAGE AREA	8.7 SQM STORAGE AREA	8.7 SQM STORAGE AREA	8.7 SQM STORAGE AREA	8.7 SQM STORAGE AREA	8.7 SQM STORAGE AREA
12 SQM PARKING SPACE	12 SQM PARKING SPACE	12 SQM PARKING SPACE	12 SQM PARKING SPACE	12 SQM PARKING SPACE	12 SQM PARKING SPACE
6.65 SQM COMMON AREA	6.65 SQM COMMON AREA	6.65 SQM COMMON AREA	6.65 SQM COMMON AREA	6.65 SQM COMMON AREA	6.65 SQM COMMON AREA
TOTAL : 185.55 SQM	TOTAL : 177.05 SQM	TOTAL : 185.75 SQM	TOTAL : 177.45 SQM	TOTAL : 185.35 SQM	TOTAL : 177.15 SQM