

## 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  
Property type  
Condition  
Bathrooms

**44297**  
**Apartment**  
**Brand New**  
**2**

### Amenities

- Balcony

### Location

**Location:** Livadia Larnakas  
**Coordinates:** **34.9392596 / 33.6328247**

Region: **Larnaca**

## 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

