

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

Luxurious, Two Bedroom Apartment 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.



Apartment for Sale in Livadia area, Larnaca. This amazing property consists of an open plan kitchen and living room with dining area, two bedrooms, one bathroom, one en-suite shower in the master bedroom, 2wc, provision for A/C, communal pool and covered parking.

The luxury block comprises three floors with 15 select apartments of two a...

### Property Info

Covered Area **82**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **50556**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**  
View **City view**

### Amenities

- Garden

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
Coordinates: **34.9529143 / 33.6299676**

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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>€3 354.00/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

€275 000 on Feb 19, 2025











KALOGIROU



FLOOR PLANS

GROUND FLOOR  
Apartments  
001-002-003



1. KITCHEN
2. LIVING ROOM
3. MASTER BEDROOM (with ensuite bathroom)
4. SECOND BEDROOM
5. BATHROOM
6. COVERED & UNCOVERED VERANDA
7. GARDEN
8. ELEVATOR
9. STAIRS

Apartment 001		Apartment 002		Apartment 003	
Covered Living Area	84.5m <sup>2</sup>	Covered Living Area	82.3m <sup>2</sup>	Covered Living Area	89.7m <sup>2</sup>
Veranda Area	28.4m <sup>2</sup>	Veranda Area	24m <sup>2</sup>	Veranda Area	27.7m <sup>2</sup>
Garden	10km <sup>2</sup>	Garden	44m <sup>2</sup>	Garden	81m <sup>2</sup>
Bedrooms	2	Bedrooms	2	Bedrooms	2
Bathrooms (1 en-suite)	2	Bathrooms (1 en-suite)	2	Bathrooms (1 en-suite)	2
Parking	1	Parking	1	Parking	1

