

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

- 2 bedrooms
- 2 W/C
- Internal Area 77m<sup>2</sup>
- Covered Veranda 19m<sup>2</sup>
- Roof Garden 65m<sup>2</sup>
- Covered Parking
- Storage
- Energy Efficiency "A"
- Communal Swimming Pool
- Photovoltaic Panels



| <b>Property Info</b>                        |           | <b>Plot / Area Info</b>           |                     | <b>Additional info</b> |                  |
|---------------------------------------------|-----------|-----------------------------------|---------------------|------------------------|------------------|
| Covered Area                                | <b>77</b> | Pool                              | <b>Yes</b>          | Reference Number       | <b>10805</b>     |
|                                             |           | Parking                           | <b>Covered, Yes</b> | Property type          | <b>Apartment</b> |
| Condition                                   |           |                                   |                     |                        | <b>Brand New</b> |
| Bathrooms                                   |           |                                   |                     |                        | <b>2</b>         |
| <b>Amenities</b>                            |           | <b>Location</b>                   |                     |                        |                  |
| • Gym                                       |           | <b>Location:</b> Livadia Larnakas |                     | Region: <b>Larnaca</b> |                  |
| Coordinates: <b>34.9490765 / 33.6275272</b> |           |                                   |                     |                        |                  |

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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<br>Price per SQM | <b>None</b><br><b>€3 442.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|-----------------------------------------------|-----------------|-------------|

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€265 000 on Mar 11, 2025



1st Floor Plan

Block B & C



2nd Floor Plan

Block A



2nd Floor Plan

Block B & C



Roof Terrace

Block A

