

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

Discover this stunning 3-bedroom apartment in the sought-after area of Livadia, just minutes from Larnaca. This modern home offers a spacious layout, high-quality finishes, and a convenient location close to schools, shops, and the beach.



- 3 bedrooms
- 2 bathrooms
- 105 sqm living area + 18,5 sqm covered balcony
- Private parking space
- Delivery: July 2025

Registered Real Estate Company, Registration No 759, License No254/E.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>105</b>			Reference Number	<b>1671</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
				Bathrooms	<b>2</b>
Amenities		Location			
• Balcony		<b>Location:</b> Livadia Larnakas		Region: <b>Larnaca</b>	
		Coordinates: <b>34.959963500884 / 33.639187175175</b>			

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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 Price per SQM	<b>None</b> <b>€2 333.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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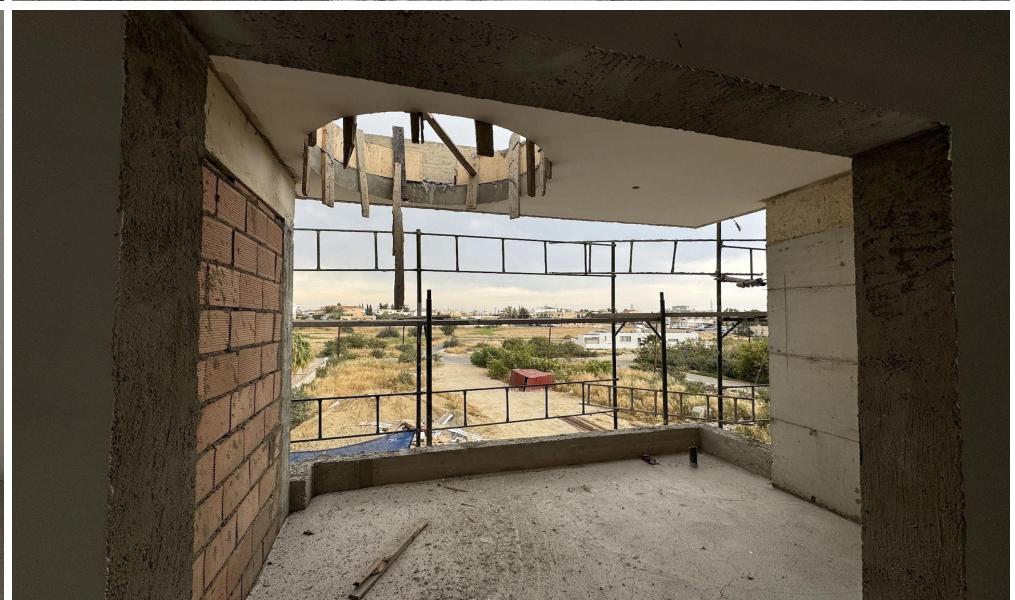
## Representative: IPN Cyprus

Registration number	<b>759</b>	Email	<a href="mailto:info@ipncyprus.com">info@ipncyprus.com</a>
License number	<b>254/E</b>	Legal name	<b>N/A</b>
Phone: <b>35725313181</b>			

## Price change history

€245 000 on Mar 13, 2025









2nd bedroom with en-suite shower