


### 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

Covered Area **105**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **1671**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Balcony

#### Location

**Location:** Livadia Larnakas  
 Coordinates: **34.959963500884 / 33.639187175175**

Region: **Larnaca**

## 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 | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 333.00/m<sup>2</sup></b> |                 |             |

## Representative: IPN Cyprus

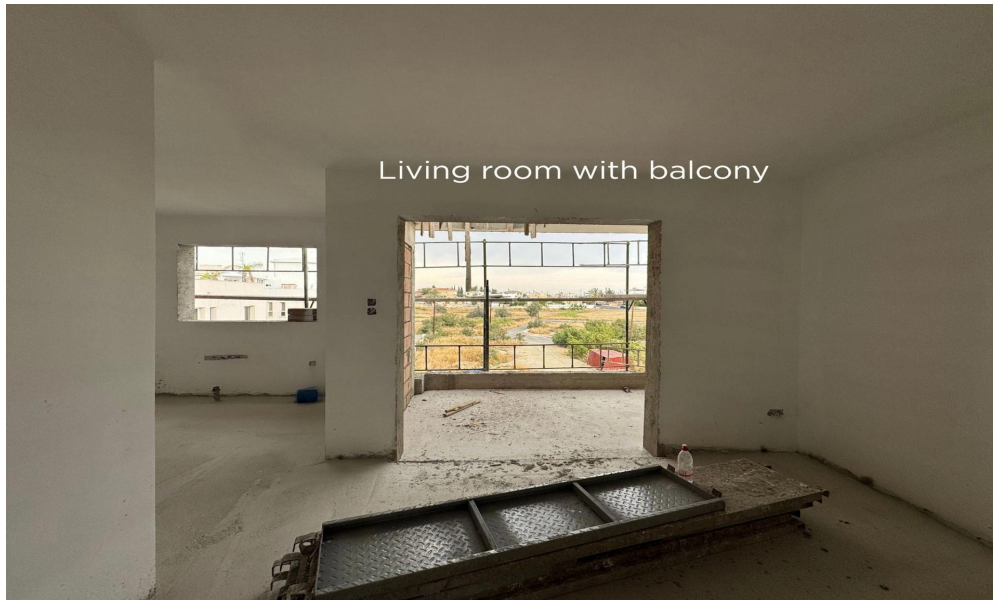
|                     |                    |            |                           |
|---------------------|--------------------|------------|---------------------------|
| Registration number | <b>759</b>         | Email      | <b>info@ipncyprus.com</b> |
| License number      | <b>254/E</b>       | Legal name | <b>N/A</b>                |
| Phone:              | <b>35725313181</b> |            |                           |

## Price change history

€245 000 on Mar 13, 2025







Living room with balcony



Kitchen



en-suite shower



Main bathroom



2nd bedroom with en-suite shower