

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

This modern apartment is located in the heart of Livadia area, in Larnaca District. It is situated close to various amenities with easy access to the highway and city center. Also, it is situated a few km away from the nearest beach and tourist area.

The apartment consists of two magnificent bedrooms and two bathrooms, including an en suite in the master room. Also, it consists of a fitted kitchen with a dining area, a comfortable living room extended to a covered veranda, an air conditioner, double glazing, and a solar water heater. It has its own parking space and a storage room. Flat 303 has access to a magnificent roof garden where residents can relax by admiring the breathtaking...

### Property Info

Covered Area	<b>104</b>
Covered Veranda	<b>23</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>39000</b>
Property type	<b>Apartment</b>
Construction Year	<b>2024</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Livadia Larnakas Region: **Larnaca**

## Price: €355 000 + VAT

VAT for this property is **€17,750** or **€67,450**. 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>~€10 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 413.00/m<sup>2</sup></b>		

## Representative: G&P Lazarou Estate Agents

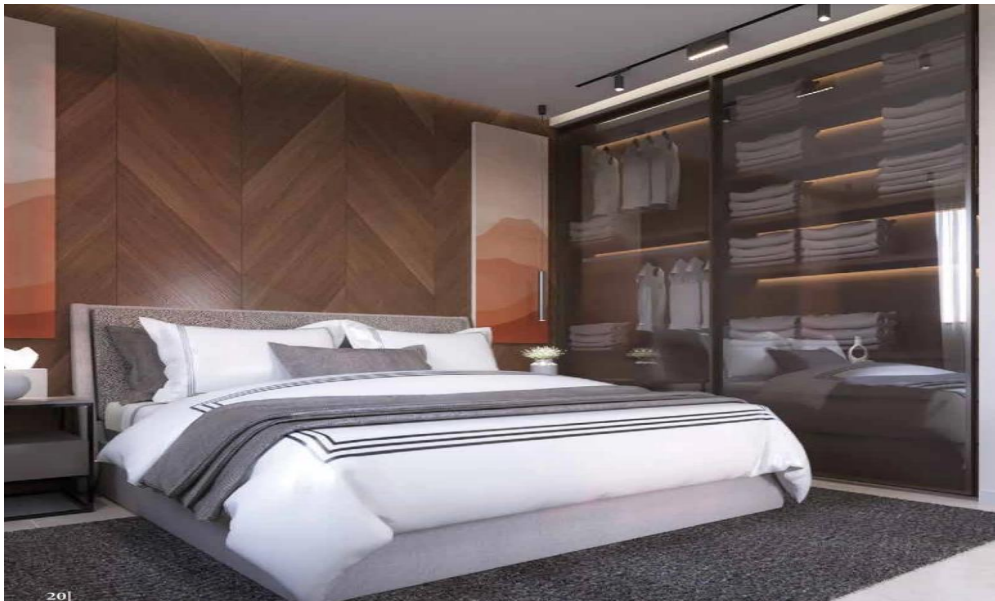
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## Price change history

€355 000 on Mar 13, 2025







## ROOF GARDEN

