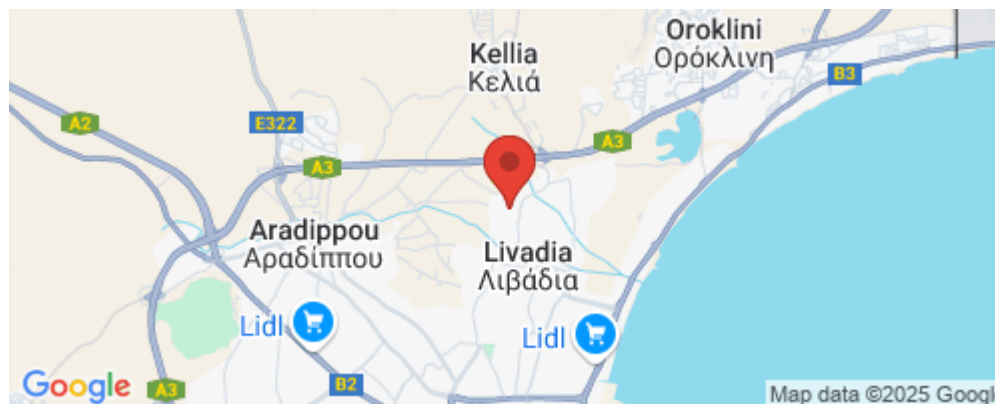


## 2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Top Floor, 2+1 Bedroom Flat with Roof Garden for sale in Livadia area, Larnaca. Amazing location, close to all amenities, such as schools, major supermarket, coffee shops, bank, pharmacies etc. Just a short drive away from Larnaca Town Centre, the harbor and the beach. Very easy access to Larnaca, Nicosia motorway without getting delayed in any traffic. A 10-minute drive to the new Metropolis Mall of Larnaca.



Apartment for sale in Livadia area, Larnaca. The apartment is situated on the second floor. It consists of an open plan kitchen, living & dining area, covered veranda, a main bathroom with walk in shower, two bedrooms and an en suite shower in the master bedroom. In addit...

### Property Info

Covered Area **74**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **51040**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Elevator

### Location

**Location:** Livadia Larnakas  
**Coordinates:** **34.956854464711 / 33.624443972034**

Region: **Larnaca**

## Price: €285 000 + VAT

VAT for this property is **€14,250** or **€54,150**. 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>€3 851.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€285 000 on Mar 22, 2025





