


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

Nice Two-bedroom apartment for sale located in the very prime and residential area of Livadia in Larnaca City. The building is perfectly positioned within close reach to all amenities and the main road for Limassol and Nicosia, 10 minutes' drive from the Larnaca international airport and 5 minutes from the Larnaca promenade and shopping center. A short drive to Larnaca Town Centre, the harbour and the beach. 

The luxury apartment for sale in Larnaca, in Livadia area has 76sq.m of internal covered area and it consists of two bedrooms, open plan kitchen, living room, one main shower with WC, one en - suite shower in the master bedroom, a covered parking, elevator and 24sq.m of cove...

### Property Info

Covered Area **76**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **51071**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Balcony

### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
 Coordinates: **34.948005741867 / 33.61616960319**

## 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>€3 224.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€250 500 on Mar 22, 2025  
 €245 000 on May 23, 2025







Roof Floor Plan



2nd Floor Plan

