

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

Generous, Three Bedroom Apartment for sale in Livadia area, Larnaca. Beautiful 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.



First floor apartment for sale in Livadia area, Larnaca Town. It consists of an open plan kitchen, living & dining area, a main bathroom (with tub), three bedrooms, en suite shower in the master bedroom, and covered veranda. The residents will have exclusive right of use to a cover...

#### Property Info

Covered Area **97**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **51637**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Elevator

#### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
 Coordinates: **34.94908712 / 33.6177256**

## Price: €310 000 + VAT

VAT for this property is **€15,500** or **€58,900**. 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>€3 196.00/m<sup>2</sup></b> |                 |             |

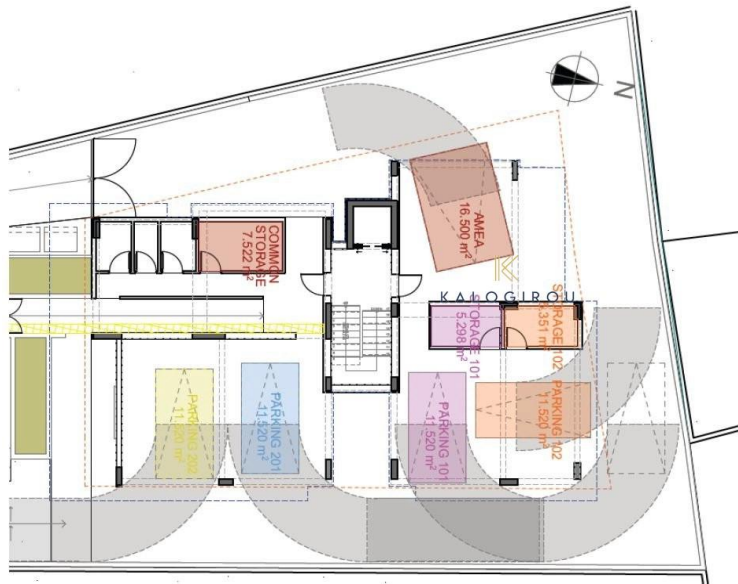
## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| 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

€310 000 on May 16, 2025





**PARKING & STORAGES**