

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

Top Floor, 2-Bed Apartment with Roof Garden for sale in Livadia area, Larnaca. Amazing location, close to all amenities such as schools, supermarkets, banks, coffee shops, pharmacies etc. A short drive to Larnaca Town Center, the harbor and the beach. Very easy access to Larnaca, Nicosia motorway. Larnaca International Airport is only 14 minutes away.



Apartment for sale in Livadia area, Larnaca. It consists of an open plan kitchen, living room, dining area, a main bathroom, two bedrooms, en suite (shower) master bedroom, covered veranda front & back and roof garden. The roof garden consists of the veranda area, bbq area, pergola, bathroom and provision for Jacuzzi. The propert...

### Property Info

Covered Area  
Air Conditioning

**85**  
**All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **51750**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **3**

### Amenities

- Gym

### Location

**Location:** Livadia Larnakas  
Coordinates: **34.951261749526 / 33.632079985342**  
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>€3 353.00/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: +35724003723 |              |            |                                     |

**Price change history**

€285 000 on May 27, 2025







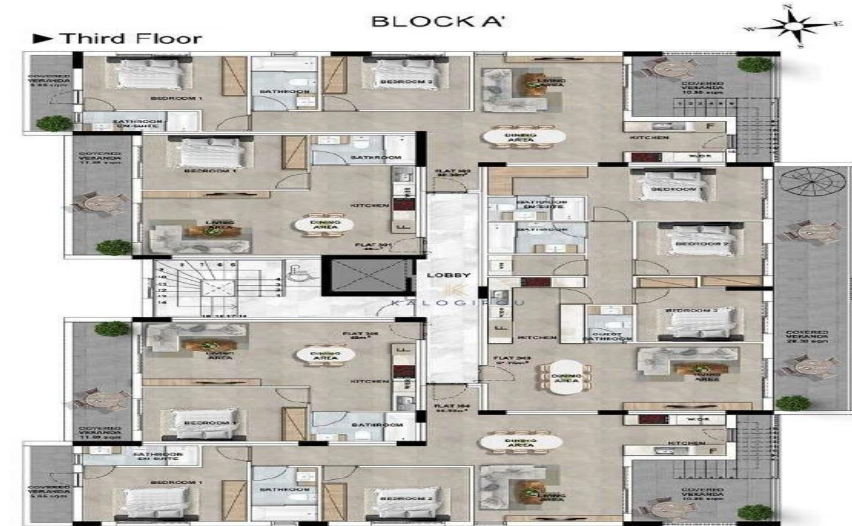




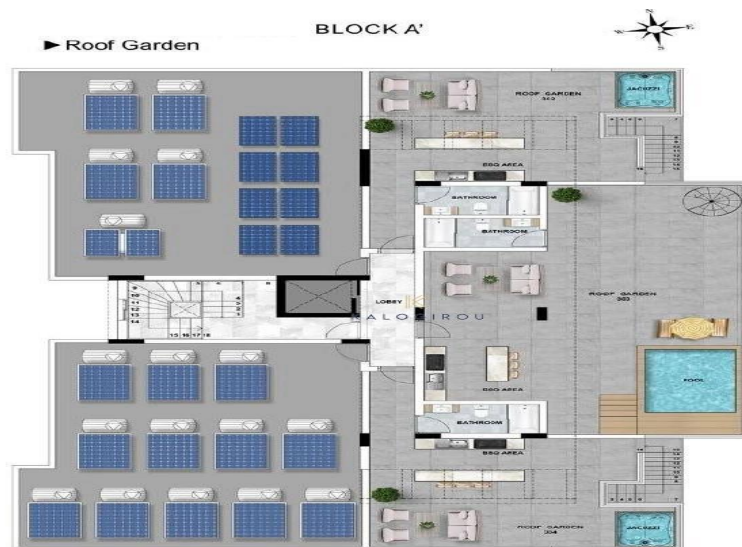








THIRD FLOOR



ROOF GARDEN

