

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

Spectacular, Two Bedroom Apartment for sale in Livadia area, Larnaca. Livadia is one of the most luxurious areas of Larnaca, a few minutes away from the New Marina of Larnaca and the new American University of Cyprus. The property is 300 meters from the sea and close to several amenities. A short drive to Larnaca town. Easy access to Larnaca, Ayia Napa, Nicosia motorway. 

Apartment, part of an amazing complex for sale in Livadia area, in Larnaca. It consists of an open plan kitchen, dining and living area, a shower room, two bedrooms, master bedroom en suite with shower and covered veranda. In addition, the residents have exclusive right of use to a covered parking spot on the grou...

### Property Info

Covered Area  
Air Conditioning

**88**  
**All rooms, Yes**

### Plot / Area Info

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

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>52361</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Gym

### Location

**Location:** Livadia Larnakas  
**Coordinates:** **34.947276850293 / 33.642568895749**

Region: **Larnaca**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>€3 636.00/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

€320 000 on Jul 9, 2025













GROUND FLOOR PLAN



KALOGIROU



FIRST FLOOR PLAN



KALOGIROU



SECOND FLOOR PLAN



KALOGIROU



THIRD FLOOR PLAN



ROOF PLAN