

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

Airy, 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 is on the second floor & 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 pa...

### Property Info

Covered Area  
Air Conditioning

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

### Plot / Area Info

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

### Additional info

Reference Number	<b>52551</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: €335 000 + VAT

VAT for this property is **€16,750** or **€63,650**. 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>€3 807.00/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

€335 000 on Jul 29, 2025













GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN





ROOF PLAN