

## 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. X

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		Plot / Area Info		Additional info	
Covered Area	<b>88</b>	Pool	<b>Yes</b>	Reference Number	<b>52551</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
				Condition	<b>Brand New</b>
				Bathrooms	<b>2</b>

Amenities	Location	Region
• Gym	<b>Location:</b> Livadia Larnakas Coordinates: <b>34.947276850293 / 33.642568895749</b>	<b>Larnaca</b>

## 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 Price per SQM	<b>None</b> <b>€3 807.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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