

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

Top Floor, Two Bedroom Flat with Roof Garden 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 main bathroom, two bedrooms, master bedroom en suite with shower, covered veranda and big roof garden. The roof garden comprised of the veranda area, storage room, sh...

Property Info		Plot / Area Info		Additional info	
				Reference Number	52555
Covered Area	88	Pool	Yes	Property type	Apartment
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	<b>Brand New</b>
				Bathrooms	3

Amenities	Location
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• Gym

Coordinates: **34.947276850293** / **33.642568895749** 



Price: €460 000 + VAT

VAT for this property is €23,000 or €87,400. 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	Excluded	Title transfer fee	None	Common ovnoncos	None
		Price per SQM	€5 227.00/m <sup>2</sup>	Common expenses	None

## **Representative: Kalogirou Real Estate**

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## **Price change history**

€460 000 on Jul 29, 2025









































FIRST FLOOR PLAN



THIRD FLOOR PLAN





**ROOF PLAN**