


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

Top Floor, Three Bedroom Flat with Large Roof Garden 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. 

Fourth floor apartment, part of an amazing complex for sale in Livadia area, in Larnaca. It consists of an open plan kitchen, living, dining area, guest wc, main bathroom, three bedrooms- one of them en suite with shower, covered veranda and roof garden with stunning view. The roof garden comprised of the...

### Property Info

Covered Area  
Air Conditioning

**112**  
**All rooms, Yes**

### Plot / Area Info

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

### Additional info

Reference Number **52556**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **3**  
View **City view**

### Amenities

- Gym

### Location

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

## Price: €590 000 + VAT

VAT for this property is **€29,500** or **€112,100**. 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>€5 268.00/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

€590 000 on Jul 29, 2025













GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN