

## 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		Plot / Area Info		Additional info	
				Reference Number	52556
Covered Area Air Conditioning	112 All rooms, Yes	Pool Parking	Yes	Property type	Apartment
				Condition	<b>Brand New</b>
			Covered, Yes	Bathrooms	3
				View	City view

Amenities Location

Location: Livadia Larnakas Region: Larnaca

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

• Gym



**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	Excluded	Title transfer fee	None	Common ovnences	None
		Price per SOM	€5 268.00/m²	Common expenses	None

## **Representative: Kalogirou Real Estate**

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License number	569/E	Legal name	N/A

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## **Price change history**

€590 000 on Jul 29, 2025



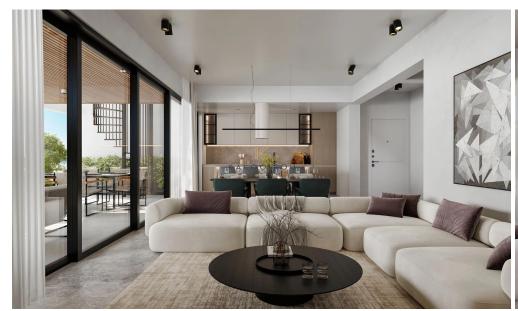












































FIRST FLOOR PLAN



THIRD FLOOR PLAN





**ROOF PLAN**