

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

Stylish, 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.

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First floor 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 shower room, two bedrooms, en suite with shower master bedroom and covered veranda. In addition, the residents have exclusive right of use to a covered parking spot on ...

Property Info		Plot / Area Info		Additional info	
				Reference Number	52557
Covered Area	88	Pool	Yes	Property type	Apartment
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	<b>Brand New</b>
				Bathrooms	2

Amenities	Location
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• Gym

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



Price: €305 000 + VAT

VAT for this property is €15,250 or €57,950. 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		None	Common expenses	None
		Price per SOM	€3 466.00/m²		

## Representative: Kalogirou Real Estate

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## **Price change history**

€305 000 on Jul 29, 2025











































THIRD FLOOR PLAN





**ROOF PLAN**