

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

Top Floor, 2+2 Bedroom Flat with Roof Garden for Sale in Livadia area, Larnaca. The project is a luxurious complex located in Livadia area of Larnaca in a close distance to the new American University Campus, the heart of New Marina and the City centre of Larnaca. It neighbours the high end establishments planned in the New Marina developments. The project is very near to supermarkets, private schools such and with immediate access to highways to Nicosia, Limassol, Paphos and Ammoxostos.



Apartment for sale in Livadia area, Larnaca. It is on the seventh floor & consists of an open plan kitchen, living, dining area two bedrooms, master is en suite with shower & wc, a main ba...

### Property Info

Covered Area **80**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

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

### Additional info

Reference Number **53112**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **3**  
View **City view**

### Amenities

- Gym

### Location

**Location:** Livadia Larnakas  
Coordinates: **34.940301560551 / 33.632883048381**

Region: **Larnaca**

## Price: €500 000 + VAT

VAT for this property is **€25,000** or **€95,000**. 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>€6 250.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€500 000 on Sep 20, 2025







