

## 40m<sup>2</sup> Apartment for Sale in Livadia Larnakas, Larnaca District

Amazing Studio for sale in Livadia area, Larnaca. Amazing location, close to all amenities such as schools, veterinary clinic, major supermarkets, pharmacies etc. This project is a residential two-story building of six luxurious apartments in the heart of Larnaca where it is walking distance to Supermarket Discount & Stelios, restaurants, coffee shops, Bakeries, pharmacies & all other amenities.



Brand New Studio for Sale in Livadia area, Larnaca. The studio is on the first floor with internal covered area of 40.34 sqm and covered veranda 9.80 sqm .

The property consists of an open-plan kitchen and living area, one bed, and a shower with WC.

The residents have a...

### Property Info

Covered Area **40**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **50**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **53350**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

### Amenities

- Gym

### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
Coordinates: **34.958294496828 / 33.619004003378**

## Price: €190 000 + VAT

VAT for this property is **€9,500** or **€36,100**. 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>€4 750.00/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>                          |
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## Price change history

€190 000 on Oct 15, 2025





