

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

Amazing, 2 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. Close to all amenities including supermarket, bank, shops, schools, medical facilities, bus service, etc. A short drive to Larnaca town. Easy access to Larnaca, Ayia Napa, Nicosia motorway. The lovely residential neighborhood is quiet and family orientated surrounded by large luxury houses and residential properties. ✖

Second floor apartment with Roof Garden for sale in Livadia area , Larnaca .The property have internal covered area of 76sq . m .It consists of an open plan ...

### Property Info

Covered Area **76**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **102**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **53624**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- BBQ zone

### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
Coordinates: **34.957830590283 / 33.619832440496**

**Price: €390 000 + VAT**

VAT for this property is **€19,500** or **€74,100**. 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.

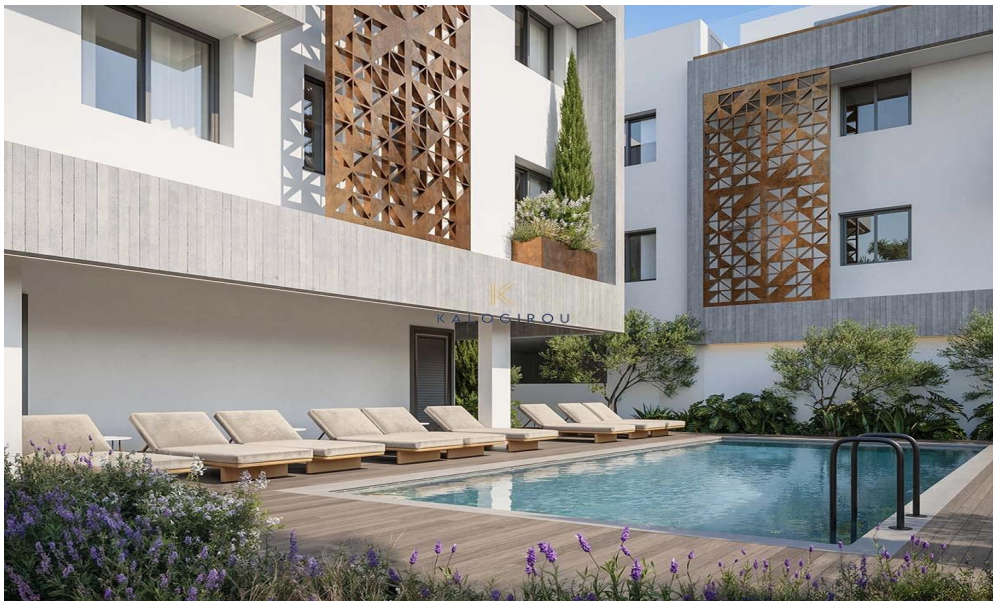
|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 132.00/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: <b>+35724003723</b> |              |            |                                     |

**Price change history**

€390 000 on Nov 5, 2025





Architectural plans  
First floor



Architectural plans  
Second floor



Architectural plans  
Roof garden