

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

Top Floor, 2 Bedroom Flat with Spacious 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. 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 floor for sale in Larnaca, Livadia area. It consists of an open plan kitchen-living-dining area, two bedrooms-master bedr...

### Property Info

Covered Area **81**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

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

### Additional info

Reference Number **55149**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Elevator

### Location

**Location:** Livadia Larnakas  
 Coordinates: **34.959175143321 / 33.632069773601**

Region: **Larnaca**

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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>€3 210.00/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

€260 000 on Mar 4, 2026













ROOF GARDEN

