

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

Top Floor, 3 Bedroom Flat with Common Pool & Gym 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.

Apartment situated on the fourth floor for sale in Larnaca, Livadia area. It consists of an open plan kitchen-living-dining area, guest wc, thr...

#### Property Info

Covered Area **106**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

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

#### Additional info

Reference Number **55312**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Gym

#### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
 Coordinates: **34.94430734 / 33.63892576**

## Price: €628 500 + VAT

VAT for this property is **€31,425** or **€119,415**. 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>€5 929.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

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## Price change history

€628 500 on Mar 15, 2026











