

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

Charming Two-Bedroom Apartment with Communal Pool & Gym in Livadia, Larnaca. A modern apartment ideally located close to all amenities, including schools, major supermarkets, cafés, banks, pharmacies, and more. It is just a short drive from Larnaca Town Centre, the harbour, and the beach, while offering very easy access to the motorway (approximately 5 minutes).



Two-Bedroom apartment for sale in Livadia, Larnaca. The apartment is situated on the second floor and features a spacious open-plan kitchen, living and dining area, two bedrooms (one with en-suite bathroom), and a main bathroom with toilet. It also offers a covered veranda, covered parking, and a private storage room.<...>

### Property Info

Covered Area  
Air Conditioning

**81**  
**All rooms, Yes**

### Plot / Area Info

Pool  
Parking

**Yes**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**55481**  
**Apartment**  
**Brand New**  
**2**

### Amenities

- Gym

### Location

**Location:** Livadia Larnakas  
**Coordinates:** **34.956718 / 33.626079**

Region: **Larnaca**

## Price: €194 000 + VAT

VAT for this property is **€9,700** or **€36,860**. 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>€2 395.00/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

€194 000 on Apr 1, 2026













FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF GARDEN