

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

This 2 bedroom penthouse apartment in Livadia, Larnaca offers a luxurious and stylish living space with spacious verandas designed for relaxation and comfort. The property features a unique and imposing yet minimal design that stands out in the area. Residents of this penthouse will have exclusive access to a swimming pool. Located in a tranquil residential neighbourhood surrounded by houses, villas, and adjacent to a beautiful park, this penthouse is just 2km from the sea and provides easy access to the highway. The project is scheduled for completion in January 2026. X

**Property Info**

Covered Area	<b>95</b>
Covered Veranda	<b>17</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

**Plot / Area Info**

Parking	<b>Yes</b>
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**Additional info**

Reference Number	<b>6255</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

**Amenities**

	<b>Location</b>	
• Elevator	<b>Location:</b> Livadia Larnakas Coordinates: <b>34.954110886218494 / 33.62355229447762</b>	<b>Region:</b> <b>Larnaca</b>

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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>€2 842.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€227 500 on Sep 10, 2024

€270 000 on Mar 29, 2025

