

## 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.



### Property Info

|                        |    |
|------------------------|----|
| Covered Area           | 95 |
| Covered Veranda        | 17 |
| Floor Number           | 2  |
| Total Number of Floors | 2  |
| Energy Efficiency      | A  |

### Plot / Area Info

Parking **Yes**

### Additional info

|                   |                    |
|-------------------|--------------------|
| Reference Number  | 6255               |
| Property type     | Apartment          |
| Condition         | Under Construction |
| Construction Year | 2026               |
| Bathrooms         | 3                  |

### Amenities

- Elevator

### Location

**Location:** Livadia Larnakas  
**Coordinates:** **34.954110886218494 / 33.62355229447762**

Region: **Larnaca**

## 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/m²</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> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€227 500 on Sep 10, 2024  
 €270 000 on Mar 29, 2025

