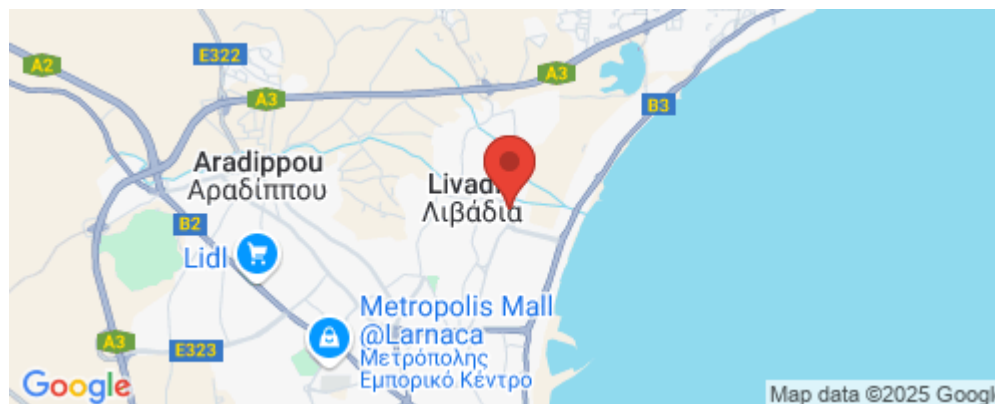


602m² Building for Sale in Livadia Larnakas, Larnaca District

Modern Living with Private Rooftop Oasis in Prime Location



Stylish Top-Floor Apartment with Roof Garden and Sea Views

This elegant apartment is perfectly situated on the top floor of a modern building just minutes from the coast. Offering a seamless blend of interior comfort and outdoor luxury, it presents an exceptional opportunity for contemporary living in a rapidly developing area.

The interior features bright, well-designed living spaces with clean architectural lines and quality finishes. Large windows ensure ample natural light, while thoughtful orientation enhances airflow and energy efficiency. An additional room, extra WC-shower, and access to the roof garde...

Property Info

Covered Area	602
Total Number of Floors	3
Energy Efficiency	A
Heating	Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Additional info

Reference Number	3060
Property type	Building
Condition	Under Construction
Construction Year	2026
View	Sea view

Amenities

Location



- Storage room

Location: Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.947338332202 / 33.633874359524**

www.index.cy - All Cyprus Real Estate

Price: €2 900 000 + VAT

VAT for this property is **€449,837** or **€551,000**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€4 817.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty ltd
Phone: +35795129336, +35799409010			

Price change history

€1 380 000 on Sep 23, 2023

€2 890 000 on Apr 4, 2024

€2 900 000 on May 6, 2025



FLAT NO.	BED	BATH	INTERNAL AREA M2	COVERED VERANDA M2	UNCOVERED VERANDA M2	COMMON AREA M2	STORAGE ROOM M2	PARKING M2
101	1	1	50.00	14.50	4.00	4.40	5.00	12.00
102	1	1	55.00	12.40	4.00	4.40	5.00	12.00
103	1	1	56.50	8.65	4.00	4.40	5.00	12.00
201	1	1	50.00	14.50	4.00	4.40	5.00	12.00
202	1	1	55.00	12.40	4.00	4.40	5.00	12.00
203	1	1	56.50	8.65	4.00	4.40	5.00	12.00
301	2	2	82.00	23.50	/	6.50	5.00	12.00
302	2	2	82.00	21.10	/	6.50	5.00	12.00

FLAT NO.	ROOF GARDEN	UNCOVERED VERANDA M2	STORAGE ROOM M2	MECHANICAL ROOM	WC + SHOWER
301	1	41.00	4.00	5.30	4.20
302	1	46.00	4.50	6.50	4.10

FLAT NO.	BED	BATH	INTERNAL AREA M2	COVERED VERANDA M2	UNCOVERED VERANDA M2	COMMON AREA M2	STORAGE ROOM M2	PARKING M2
101	2	2	82.00	23.50	7.30	6.50	5.00	12.00
102	2	2	82.00	23.50	7.30	6.50	5.00	12.00
201	2	2	82.00	23.50	/	6.50	5.00	12.00
202	2	2	82.00	23.50	/	6.50	5.00	12.00
301	2	2	82.00	23.50	/	6.50	5.00	12.00
302	2	2	82.00	23.50	/	6.50	5.00	12.00

FLAT NO.	ROOF GARDEN	UNCOVERED VERANDA M2	STORAGE ROOM M2	MECHANICAL ROOM	WC + SHOWER
301	1	50.00	4.00	6.50	4.00
302	1	47.00	4.15	5.70	4.50