

2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Modern and functional 2-bedroom penthouse located on the 1st floor (top floor) of a boutique low-rise building. The property features a comfortable layout, high-quality finishes, and a spacious private roof garden — perfect for relaxing or entertaining outdoors. X

- 2 Bedrooms
- Large Private Roof Garden
- Covered Private Parking
- Few Minutes from Larnaca New Marina & Port
- Close to Shops, Restaurants & Cafés

An excellent opportunity to own a stylish home or investment property in one of Larnaca's fastest-growing and most promising areas.

| Property Info | | Plot / Area Info | | Additional info | |
|------------------------|-----------|--|---------------------|------------------------|---------------------------|
| Covered Area | 91 | | | Reference Number | 6688 |
| Covered Veranda | 16 | | | Property type | Apartment |
| Floor Number | 1 | Parking | Covered, Yes | Condition | Under Construction |
| Total Number of Floors | 1 | | | Bathrooms | 2 |
| Energy Efficiency | A | | | | |
| Amenities | | Location | | | |
| • Roof Garden | | Location: Livadia Larnakas | | Region: Larnaca | |
| | | Coordinates: 34.943670169162 / 33.62064242935 | | | |

Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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.

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|-----|-----------------|-------------------------------------|---|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | None €3 297.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

Representative: RealDeal Estates

| | | | |
|--|--------------|------------|--|
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Price change history

€300 000 on Jun 11, 2025





BLOCK B
1ST FLOOR



BLOCK B
ROOF FLOOR

