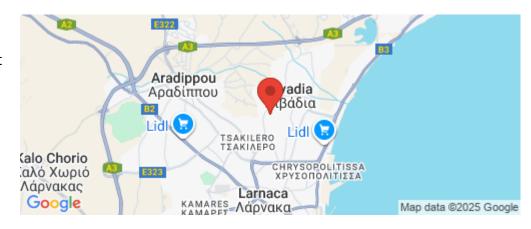


## 2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

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.



- 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 I	nfo	Additional info		
Covered Area	91			Reference Number	6688	
Covered Veranda	16	Darking				
Floor Number	1		Parking <b>Covered, Yes</b>	Property type	Apartment	
	1	Faiking		Condition	<b>Under Construction</b>	
Total Number of Floors	1				2	
Energy Efficiency	A			Bathrooms	2	

Amenities Location



**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.

VAT <b>Excluded</b>	Eveluded	Title transfer fee	None	Common ovnoncos	None
	Price per SQM	€3 297.00/m <sup>2</sup>	Common expenses	None	

## **Representative: RealDeal Estates**

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

€300 000 on Jun 11, 2025











BLOCK B 1<sup>ST</sup> FLOOR



BLOCK B ROOF FLOOR

