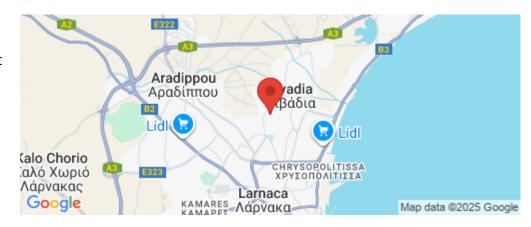


2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

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 Property type Condition Bathrooms | 6688 |
| Covered Veranda | 16 | | | | Apartment Under Construction |
| Floor Number | 1 | Parking Cov | Covered, Yes | | |
| Total Number of Floors | 1 | | | | |
| Energy Efficiency | A | | | | 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 Exclud | Eveluded | Title transfer fee | None | Common ovnences | None |
|-------------------|----------|--------------------|--------------------------|-----------------|------|
| | Excluded | Price per SQM | €3 297.00/m ² | 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 1ST FLOOR



BLOCK B ROOF FLOOR

