


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

| | |
|------------------------|-----------|
| Covered Area | 91 |
| Covered Veranda | 16 |
| Floor Number | 1 |
| Total Number of Floors | 1 |
| Energy Efficiency | A |

Plot / Area Info

Parking **Covered, Yes**

Additional info

| | |
|------------------|---------------------------|
| Reference Number | 6688 |
| Property type | Apartment |
| Condition | Under Construction |
| Bathrooms | 2 |

Amenities

- Roof Garden

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.

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

Representative: RealDeal Estates

| | | | |
|--|--------------|------------|--|
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| License number | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |
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Price change history

€300 000 on Jun 11, 2025





**BLOCK B
1ST FLOOR**

**BLOCK B
ROOF FLOOR**

