


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.

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

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**

