

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
- 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	99			Reference Number	6697
Covered Veranda	21			Property type	Apartment
Floor Number	1	Parking	Uncovered, 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: €310 000 + VAT

VAT for this property is **€15,500** or **€58,900**. 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 Price per SQM	None €3 131.00/m²	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

€310 000 on Jun 11, 2025





**BLOCK D
1ST FLOOR**

D102
2 Bedrooms
2 Bathrooms
78 SQM Internal Area
21 SQM Covered Veranda



D101



**BLOCK D
ROOF FLOOR**

D102 ►
82 SQM Roof Terrace

