


## 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
- 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	<b>99</b>
Covered Veranda	<b>21</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number	<b>6697</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 131.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€310 000 on Jun 11, 2025





## BLOCK D 1<sup>ST</sup> FLOOR

## BLOCK D ROOF FLOOR

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



◀ **D101**

**D102** ▶  
82 SQM Roof Terrace

