

## 2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Modern and functional 2-bedroom penthouse located on the 1st 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	Plot / Area Info	Additional info
Covered Area <b>98</b>		Reference Number <b>6700</b>
Covered Veranda <b>26</b>		Property type <b>Apartment</b>
Floor Number <b>1</b>		Condition <b>Under Construction</b>
Total Number of Floors <b>2</b>		Bathrooms <b>2</b>
Energy Efficiency <b>A</b>		
Amenities	Location	
• Roof Garden	<b>Location:</b> Livadia Larnakas Coordinates: <b>34.943670169162 / 33.62064242935</b>	Region: <b>Larnaca</b>

## Price: €287 000 + VAT

VAT for this property is **€14,350** or **€54,530**. 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 Price per SQM	<b>None</b> <b>€2 929.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€287 000 on Jun 11, 2025





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



## BLOCK E 2<sup>ND</sup> FLOOR

