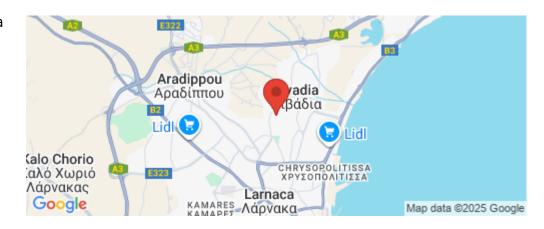


### 2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

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	98		Deference Number	6700
Covered Veranda	26		Reference Number	6700
	-		Property type	Apartment
Floor Number	1		Condition	Under Construction
Total Number of Floors 2		Condition	onder Construction	
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Bathrooms	2
Energy Efficiency	Α			

Amenities Location



**Location:** Livadia Larnakas Region: **Larnaca** 

Coordinates: **34.943670169162** / **33.62064242935** 



**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 I	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 929.00/m <sup>2</sup>		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**

€287 000 on Jun 11, 2025











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



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

