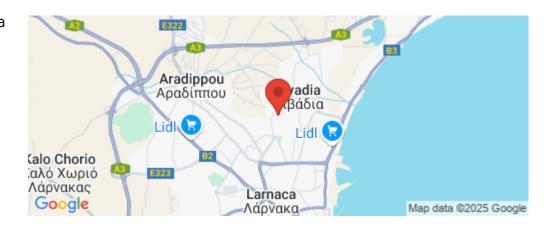


### 2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

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 |
|                          | ,,, S <b>=</b> |                  | 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 | Excluded | Title transfer fee | None                     | Common ovnences N |      |
|-----|----------|--------------------|--------------------------|-------------------|------|
|     |          | Price per SQM      | €2 929.00/m <sup>2</sup> | 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**

€287 000 on Jun 11, 2025



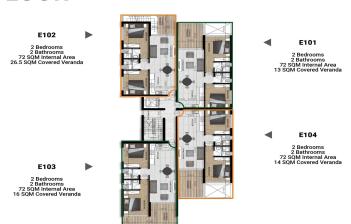








#### BLOCK E 1<sup>ST</sup> FLOOR



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

