


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

This exclusive two-bedroom, two-bathroom penthouse offers a unique living experience in a modern six-story residential building with an energy efficiency rating of A. The spacious open-plan layout combines a contemporary kitchen, dining, and living area with elegant finishes such as Italian ceramic surfaces, sleek bathrooms, and glass balconies. 

A highlight of this penthouse is the private roof garden on the 7th floor, featuring provisions for a jacuzzi and direct elevator access—perfect for entertaining or relaxing while enjoying panoramic views.

The property also includes covered parking and a private storage room on the ground floor. Ideally located next to the New Mari...

### Property Info

Covered Area	<b>99</b>
Covered Veranda	<b>19</b>
Floor Number	<b>6</b>
Total Number of Floors	<b>6</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>7008</b>
Property type	<b>Apartment</b>
Bathrooms	<b>3</b>

### Amenities

- Roof Garden

### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
 Coordinates: **34.945560985025 / 33.643988370895**

## Price: €750 000 + VAT

VAT for this property is **€37,500** or **€142,500**. 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>~€26 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 576.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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## Price change history

€750 000 on Jun 20, 2025





