


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		Plot / Area Info		Additional info		
Covered Area	110	Parking	Covered, Yes	Reference Number	7009	
Covered Veranda	30			Property type	Apartment	
Floor Number	6			Bathrooms	3	
Total Number of Floors	6					
Energy Efficiency	A					
Amenities		Location				
• Roof Garden	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>€6 818.00/m²</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

€750 000 on Jun 20, 2025











