

2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Located in the prestigious Larnaca Marina district and just minutes from the city center and beachfront, this sixth-floor two-bedroom, three-bathroom penthouse offers a perfect blend of comfort, style, and exclusivity.



Designed with contemporary elegance, the penthouse features spacious open-plan interiors, high-end Italian ceramic finishes, and large glass-fronted balconies. The highlight of this property is the private roof garden, offering panoramic views of the surrounding upscale neighborhood—ideal for entertaining or relaxing in complete privacy.

Key Features:

- Private roof garden with stunning views
- Spacious living and dining areas
- &...

| 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   |                  |              |                  |           |

AmenitiesLocation



## 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> |
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## Price change history

€750 000 on Jun 20, 2025











