

## 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. X

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	<b>110</b>				
Covered Veranda	<b>30</b>			Reference Number	<b>7009</b>
Floor Number	<b>6</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Total Number of Floors	<b>6</b>			Bathrooms	<b>3</b>
Energy Efficiency	<b>A</b>				

Amenities	Location	
• Roof Garden	<b>Location:</b> Livadia Larnakas Coordinates: <b>34.945560985025 / 33.643988370895</b>	Region: <b>Larnaca</b>

## 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 Price per SQM	<b>~€26 600.00</b> <b>€6 818.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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





