


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

Located in the exclusive Larnaca Marina neighborhood, just minutes from the city center, this luxurious two-bedroom, two-bathroom penthouse offers modern living in one of the city's most desirable areas. 

Positioned on the top floor of a stylish residential building, the penthouse features a spacious open-plan layout, premium Italian ceramic finishes, and expansive glass balconies. It is further enhanced by a private roof garden, perfect for relaxing or entertaining while enjoying stunning views of the surrounding upscale neighborhood.

### Key Features:

- Private rooftop terrace with panoramic views
  - High-end materials and contemporary design
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### Property Info

Covered Area	<b>101</b>
Covered Veranda	<b>21</b>
Floor Number	<b>7</b>
Total Number of Floors	<b>7</b>

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number	<b>7021</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.94046887453 / 33.632830367276**

## Price: €500 000 + VAT

VAT for this property is **€25,000** or **€95,000**. 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>~€16 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 950.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€500 000 on Jun 20, 2025





