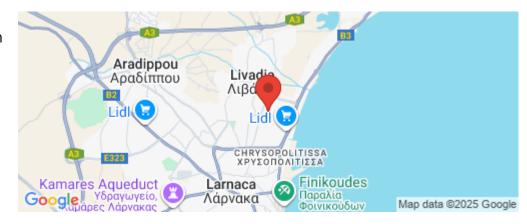


## 2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Located in the exclusive Larnaca Marina neighborhood, just minutes from the city center, this luxurious two-bedroom, two-bathroom penthouse with a living area of  $80\ m^2$  and a  $56\ m^2$  roof garden 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

-...

Property Info		Plot / Area Info		Additional info	
Covered Area	101		Covered, Yes	Reference Number	7022
Covered Veranda	21	Parking		Property type	Apartment
Floor Number	7			Bathrooms	2
Total Number of Floors	7				

Amenities Location

Location: Livadia Larnakas Region: Larnaca

Coordinates: **34.94046887453** / **33.632830367276** 

Roof Garden





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 Excluded Title transfer fee  $\sim$  16 600.00 Common expenses None Price per SQM  $\leq$  4 950.00/m<sup>2</sup>

## **Representative: RealDeal Estates**

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Phone: **+35725255505**, **+35794001333** 

## **Price change history**

€500 000 on Jun 20, 2025











