

2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Two-bedroom penthouse 401, with a living area of 87,8 m² and a 60 m² roof garden, is located on the fourth floor of a four-storey building in Block A.



This modern residential complex is ideally located in the quiet and upcoming area of Livadia, Larnaca, just 300 meters from the sea. The development consists of two blocks (A & B), with 11 apartments in each block.

Key Features:

- ✓ 300 meters from the beach
- ✓ Two blocks – 22 apartments total
- ✓ Common swimming pool
- ✓ Gym
- ✓ Sauna

Perfect for both permanent living and investment, combining comfort, convenience, and a prime coastal location.

Property Info

Covered Area	117
Covered Veranda	30
Floor Number	4
Total Number of Floors	4

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	7669
Property type	Apartment
Bathrooms	3
View	Sea view

Amenities

- Roof Garden

Location

Location: Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.947381403756 / 33.642529260274**

Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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	~€15 000.00	Common expenses	None
		Price per SQM	€3 932.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€460 000 on Jul 12, 2025









GROUND FLOOR PLAN



FOURTH FLOOR PLAN



ROOF PLAN