

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

Two-bedroom penthouse 401, with a living area of 87,8 m<sup>2</sup> and a 60 m<sup>2</sup> 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		Plot / Area In	ıfo	Additional info	
Covered Area	117			Reference Number	7669
Covered Veranda	30	Pool	Common, Yes	Property type	<b>Apartment</b>
Floor Number	4	Parking	Covered, Yes	Bathrooms	3
Total Number of Floors	4			View	Sea view



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	~€ <b>15 000.00</b>	Common evnences	None
		Price per SOM	€3 932.00/m²	Common expenses	None

## **Representative: RealDeal Estates**

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# **Price change history**

€460 000 on Jul 12, 2025



































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