

## 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

Covered Area	<b>117</b>
Covered Veranda	<b>30</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>7669</b>
Property type	<b>Apartment</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Roof Garden

### Location

**Location:** Livadia Larnakas

Coordinates: **34.947381403756 / 33.642529260274**

Region: **Larnaca**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€15 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 932.00/m<sup>2</sup></b>		

## 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>
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## Price change history

€460 000 on Jul 12, 2025









GROUND FLOOR PLAN



FOURTH FLOOR PLAN



ROOF PLAN