

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 B.



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 Info		Additional info	
Covered Area	117		Reference Number	7687
Covered Veranda	30	Pool	Property type	Apartment
Floor Number	4	Parking	Bathrooms	3
Total Number of Floors	4		View	Sea view

Amenities	Location	
• Roof Garden	Location: Livadia Larnakas Coordinates: 34.947381403756 / 33.642529260274	Region: Larnaca

Price: €440 000 + VAT

VAT for this property is **€22,000** or **€83,600**. 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 Price per SQM	~€14 200.00 €3 761.00/m²	Common expenses	None
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Representative: RealDeal Estates

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Price change history

€440 000 on Jul 12, 2025









FOURTH FLOOR PLAN



ROOF PLAN