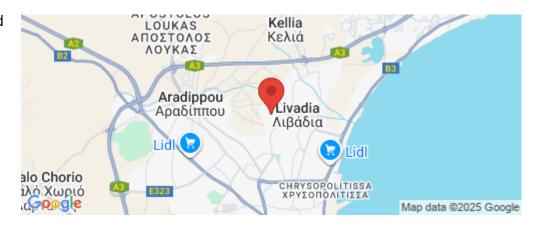


## 2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Part of an exclusive residential project of just five apartments, this refined two-bedroom penthouse offers the perfect balance of comfort, privacy, and contemporary design. With a bright open-plan layout, generous interiors, and elegant finishes, the residence is further enhanced by a large private terrace – ideal for outdoor living, entertaining, and enjoying the Mediterranean lifestyle.



## Key Features:

- Boutique residential project with only 5 apartments
- Spacious two-bedroom penthouse with modern design
- Bright and functional open-plan living areas
- Expansive private terrace for relaxation and entertainment
- Alloc...

| Property Info          |    | Plot / Area Info |              | Additional info  |                  |
|------------------------|----|------------------|--------------|------------------|------------------|
| Covered Area           | 90 |                  |              |                  |                  |
| Covered Veranda        | 15 |                  |              | Reference Number | 8955             |
| Floor Number           | 2  | Parking          | Covered, Yes | Property type    | <b>Apartment</b> |
| Total Number of Floors | 2  |                  |              | Bathrooms        | 2                |
| Energy Efficiency      | Α  |                  |              |                  |                  |

Amenities Location



Location: Livadia Larnakas

Coordinates: **34.948964343707** / **33.618410830435** 

Region: Larnaca



**Price: €260 000 + VAT** 

VAT for this property is €13,000 or €49,400. 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 ~€7 000.00

Price per SQM €2 889.00/m²

Common expenses None

## **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**

€260 000 on Sep 17, 2025

















