

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

Enjoy modern living in a boutique project of just six residences. This exclusive penthouse offers bright open-plan interiors, two bedrooms, and a spacious private roof garden – ideal for relaxation and entertaining. With storage, parking, elevator access, and a secure gated setting, it perfectly blends comfort, style, and convenience in a quiet neighborhood close to amenities.



### Key Features:

- Boutique project of 6 residences
- Two-bedroom penthouse with roof garden
- Bright open-plan layout
- Private storage & parking
- Elevator access
- Secure gated residence
- Quiet neighborhood near amenities...

### Property Info

Covered Area	<b>103</b>
Covered Veranda	<b>17</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>8959</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Livadia Larnakas

Coordinates: **34.940134666235 / 33.628302821988**

Region: **Larnaca**

## Price: €340 000 + VAT

VAT for this property is **€17,000** or **€64,600**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 301.00/m²</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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€340 000 on Sep 17, 2025





