


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

Discover an elegant two-bedroom apartment with a private rooftop terrace in a premium residential development in Livadia, one of Larnaca's most desirable and fast-growing neighborhoods. 

The apartment features a spacious open-plan kitchen, living, and dining area designed for comfort and functionality. Large energy-efficient windows create a bright and airy atmosphere, complemented by European-quality tiles, parquet flooring, and luxury sanitary fittings.

Both bedrooms are thoughtfully planned to provide privacy and relaxation, with modern bathrooms and ample storage. A covered veranda extends the living space, while the private rooftop terrace with panoramic views and a bu...

### Property Info

Covered Area  
Covered Veranda  
Floor Number  
Total Number of Floors

**88**  
**10**  
**2**  
**2**

### Plot / Area Info

Pool  
Parking

**Common, Yes**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Bathrooms

**9159**  
**Apartment**  
**2**

### Amenities

- Roof Garden

### Location

**Location:** Livadia Larnakas  
**Coordinates:** **34.958909783706 / 33.619172591913**

Region: **Larnaca**

## Price: €385 000 + VAT

VAT for this property is **€19,250** or **€73,150**. 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>~€12 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 375.00/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

€320 000 on Oct 1, 2025  
 €385 000 on Dec 4, 2025

