

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

Two-bedroom penthouse 303, with a living area of 81 m<sup>2</sup> and a 50 m<sup>2</sup> roof garden, is located on the third floor of a three-storey building in Block D.



This is a gated luxury development in Livadia, minutes from Larnaca's center. Designed for refined living, it offers elegant two and three-bedroom apartments amidst lush greenery. Residents enjoy premium amenities, including a 20m pool, Jacuzzi, gym, BBQ area, and yoga space. The project also features outdoor lounges, playgrounds, and a serene atmosphere, redefining modern comfort.

#### Amenities:

- ✓ Jacuzzi
- ✓ Gym
- ✓ Swimming Pool
- ✓ Changing Rooms
- ✓ BBQ Area
- ✓ Lounge
- ✓ Seating...

Property Info Plot / Area Info Additional info

**INDEX** 

104

Covered Veranda 23 3

Floor Number **Total Number of Floors** 

Furnishing **Furnished** 

**Energy Efficiency** 

Air Conditioning All rooms, Yes Reference Number 9170 Property type **Apartment** 

Condition **Brand New** 

Bathrooms 2

**Amenities** 

Roof Garden

Location

3

**Location:** Livadia Larnakas Region: Larnaca

Pool

**Parking** 

Common, Yes

Covered, Yes

Coordinates: 34.95179597116 / 33.629997968674



Price: €355 000 + VAT

VAT for this property is €17,750 or €67,450. 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	None	Common expenses	None
		Price per SQM	€3 413.00/m <sup>2</sup>		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**

€355 000 on Oct 1, 2025



















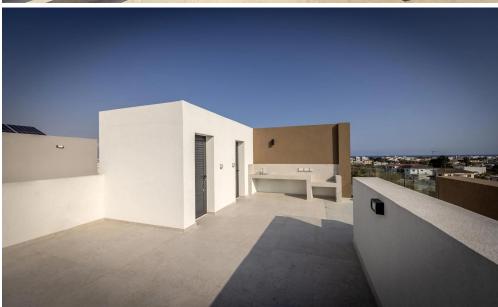
















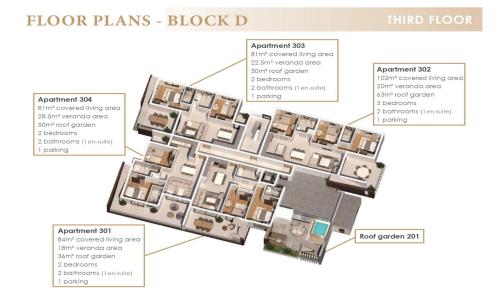












#### FLOOR PLANS - BLOCK D

**ROOF GARDEN** 

