

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

This elegant two-bedroom penthouse offers an elevated living experience in one of Livadia’s most desirable neighborhoods. Designed to maximize light, space, and comfort, it features an open-plan kitchen and living area with premium finishes, two well-proportioned bedrooms, and refined contemporary materials throughout — from luxury sanitary ware to high-quality European flooring. ✖

A standout feature of the penthouse is its private rooftop terrace, perfect for relaxation, entertaining, or enjoying open views of the surroundings.

Residents also benefit from access to a communal swimming pool with landscaped gardens, along with private covered parking and a storage room.

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### Property Info

Covered Area	<b>99</b>
Covered Veranda	<b>22</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>10676</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Livadia Larnakas

Coordinates: **34.958144792702 / 33.619569507082**

Region: **Larnaca**

## Price: €375 000 + VAT

VAT for this property is **€18,750** or **€71,250**. 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>~€11 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 788.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€375 000 on Dec 5, 2025

