

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

Two Bedroom Penthouse Apartment For Sale in Livadia, Larnaca - Title Deeds (New Build Process)  The development comprises a total of 17 apartments, including 6 one-bedroom and 11 two-bedroom residences, offering a variety of layouts to suit different lifestyle needs. The first floor will feature a communal swimming pool, while the fourth floor offers a communal roof garden with a BBQ area, jacuzzi, and sea views. Apartments on the fourth floor will also enjoy sea views. This exclusive development has been designed to offer a modern lifestyle defined by comfort, sophistication and lasting value. The project features a secure, gated community with landscaped gardens, elegan...

### Property Info    Plot / Area Info

Covered Area **75**

### Additional info

Reference Number **lou016n2p**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

### Location

**Location:** Livadia Larnakas      **Region:** **Larnaca**  
**Coordinates:** **34.9541 / 33.6291**

## Price: €446 000 + VAT

VAT for this property is **€22,300** or **€84,740**. 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 Price per SQM	<b>None</b> <b>€5 947.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Emerald Property Consultants

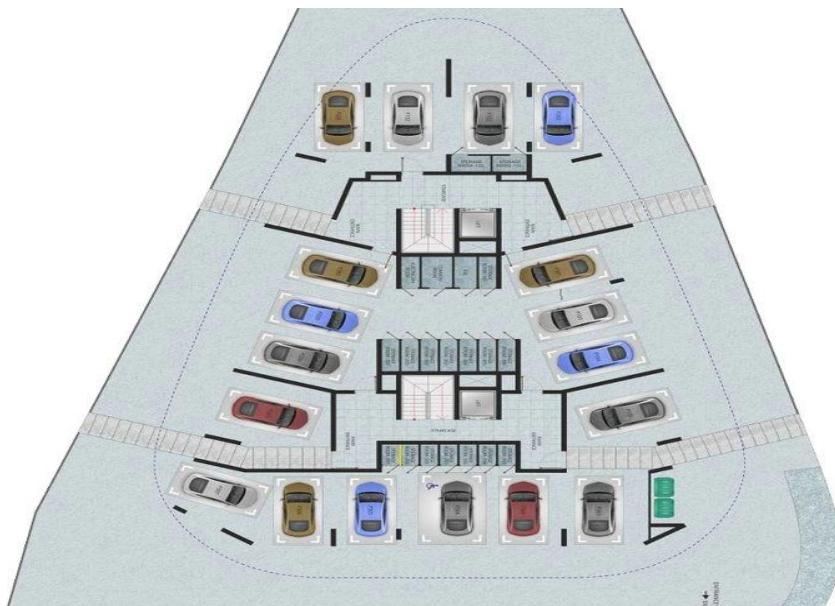
Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723080080</b>			

## Price change history

€446 000 on Jan 31, 2026







## FLOOR PLANS

### — ROOF FLOOR

