


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

This modern two-bedroom penthouse is part of a major residential development in Ayiou Savva, Livadia, offering a contemporary lifestyle focused on comfort, quality, and convenience. 

Positioned on the top floor, the penthouse benefits from enhanced privacy, abundant natural light, and expansive outdoor spaces. The bright open-plan layout connects the living, dining, and kitchen areas, while a private roof garden provides the perfect setting for relaxation, outdoor dining, and entertaining.

### Key Features:

- Two bedrooms
- Open-plan living and dining area
- Modern kitchen with quality finishes
- Spacious veranda
- Private roof garden

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### Property Info

Covered Area	<b>97</b>
Covered Veranda	<b>21</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>12522</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.94602709 / 33.63426805**

## Price: €489 000 + VAT

VAT for this property is **€24,450** or **€92,910**. 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>€5 041.00/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

€489 000 on Mar 26, 2026







