

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

Brand-new 2-bedroom penthouse, unit 208 on the 2nd floor of a contemporary residential building in Livadia, Larnaca. The penthouse offers 77 m<sup>2</sup> of covered internal living area plus a 35 m<sup>2</sup> covered veranda and a 111 m<sup>2</sup> private roof garden, for a total of 223 m<sup>2</sup>.

Layout: open-plan living, dining and kitchen area, a master bedroom with en-suite bathroom and a second double bedroom, plus a family bathroom. Floor-to-ceiling sliding doors open onto the covered veranda. The upper-floor private roof garden adds outdoor lounge and dining space.

Finishes: contemporary layouts, quality construction and finishing materials, high ceilings, double-glazed thermal aluminium joinery, air...

### Property Info

Covered Area	<b>77</b>
Covered Veranda	<b>35</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>244728</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas Region: **Larnaca**

## Price: €305 000 + VAT

VAT for this property is **€15,250** or **€57,950**. 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>~€8 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 961.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€305 000 on May 16, 2026

