

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

Stylish Coastal Living Steps from the Sea  
One-Bedroom Apartment with Sea View and Spacious Veranda



Ideally located just 300 meters from the beach, this beautifully designed one-bedroom apartment offers the perfect balance of relaxed seaside atmosphere and urban convenience. Positioned in a rapidly developing area with strong investment potential, it provides easy access to shops, restaurants, a major shopping mall, and leading educational institutions such as the American University of Cyprus—just 100 meters away.

With a bright south-facing orientation and corner layout, the interiors are flooded with natural light throughout the day. The open-plan kitchen and living...

### Property Info

Covered Area	<b>64</b>
Covered Veranda	<b>14</b>
Uncovered Veranda	<b>33</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>3047</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>1</b>
View	<b>Sea view</b>

### Amenities

### Location

- Parking

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.943886709544 / 33.641317575395**

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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>€4 219.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€235 000 on Dec 14, 2023

€250 000 on Feb 21, 2025

€270 000 on Jun 7, 2025

