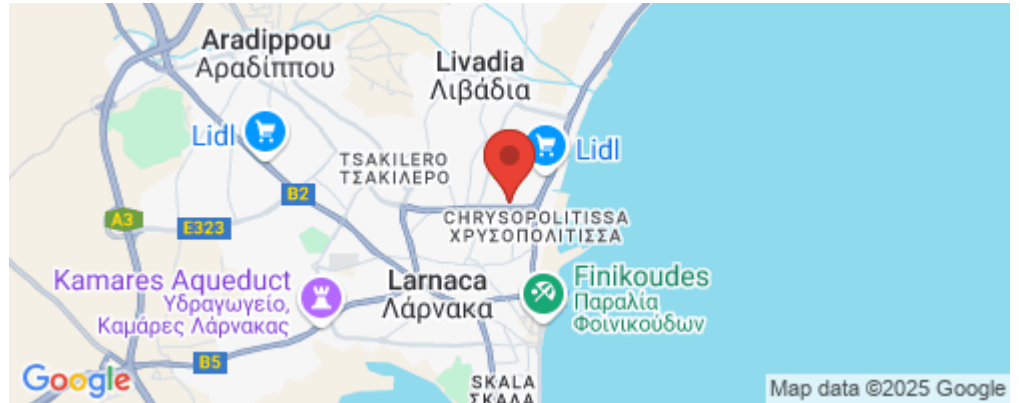


## 1 Bedroom Apartment for Sale in Larnaca District

Welcome to an exceptional new project ideally situated in the thriving area of Livadia, Larnaca. This charming neighborhood offers easy access to urban amenities and is within walking distance of the renowned American University of Cyprus and the sparkling Mediterranean Sea.

This remarkable development presents spacious 1-2-bedroom apartments, including penthouses with expansive verandas offering panoramic city views. The apartments feature elegant finishes, high-quality materials, and contemporary specifications. Each unit includes a private storage room and covered parking on the ground floor. The building boasts a class A energy efficiency rating, ensuring lower bills for residen...



### Property Info Plot / Area Info

Covered Area **84**

### Additional info

Reference Number **98302**  
 Property type **Apartment**  
 Condition **Brand New**  
 Construction Year **2024**  
 Bathrooms **1**

### Amenities

### Location

Region: **Larnaca**  
 Coordinates: **34.931 / 33.6326**

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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>€2 798.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€255 000 on Mar 9, 2024  
€240 000 on Apr 29, 2024  
€239 000 on Aug 25, 2024  
€245 000 on Feb 16, 2025  
€235 000 on Mar 28, 2025





