

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

This 1 Bedroom flat is located in the desirable Livadia area of Larnaca. Designed with modern living in mind, these apartments offer high-quality finishes and a wealth of amenities, making it an ideal investment opportunity or a perfect home.

Open-Plan Layout: Spacious living room and dining area with decorative false ceilings.

Modern Kitchen: Equipped with soft-closing cabinets and granite counters.

Private Storage: Convenient storage room for extra space.

Wardrobes: Floor-to-ceiling wardrobes providing ample storage.

Security: Security entrance phone for added safety.

Solar Panels: Water heating system with solar panels.

Water Pressure System: ...

### Property Info

Covered Area	<b>77</b>
Covered Veranda	<b>12</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool  
Parking

**Common, Yes  
Covered, Yes**

### Additional info

Reference Number	<b>231821</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>

### Amenities

Amenities	Location	
• Parking	<b>Location:</b> Livadia Larnakas Coordinates: <b>34.954584570412 / 33.639749635582</b>	<b>Region: Larnaca</b>

## Price: €192 000 + VAT

VAT for this property is **€9,600** or **€36,480**. 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>€2 494.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€170 000 on Jul 17, 2024

€182 000 on Feb 23, 2025

€192 000 on Jul 2, 2025



**FLOORPLANS 1-BEDROOM APARTMENT**

**PROPERTY DETAILS**

Total covered area (sq.m)	77
Living area (sq.m)	51
Covered verandas (sq.m)	12
Utility areas (sq.m)	14
Bedroom(s)	1
Bathroom(s)	1
Covered parking spaces	1

A detailed floor plan diagram for a 1-bedroom apartment. The layout includes a living room with a sofa and a fireplace, a dining area with a table and chairs, a kitchen with a sink and counter, and a bedroom with a double bed. There are also several windows, a balcony, and a bathroom. The plan is shown from an overhead perspective.



