

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

1-Bedroom Apartment – Modern Comfort in a Prestigious Marina Location



The 1-bedroom apartments are designed to offer contemporary comfort and smart functionality in one of Larnaca’s most desirable neighborhoods – just moments from the New Marina and the city’s vibrant seafront.

Each residence features a bright open-plan layout, combining the living, dining, and kitchen areas into a seamless, airy space. Large windows and glass-fronted balconies fill the interiors with natural light, creating an inviting and relaxed atmosphere.

The bedroom is spacious and elegantly finished, complemented by a modern bathroom and high-quality materials throughout. Premium Italian c...

### Property Info

Covered Area	<b>59</b>
Covered Veranda	<b>14</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>7</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>232210</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
 Coordinates: **34.940538596614 / 33.632967151601**

**Price: €190 000 + VAT**

VAT for this property is **€9,500** or **€36,100**. 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>€3 220.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

**Price change history**

€170 000 on Sep 10, 2024

€190 000 on Nov 4, 2025



