

## 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>72</b>
Covered Veranda	<b>20</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>7</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>232211</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: **34.94053859661388 / 33.632967151600994**

## Price: €185 000 + VAT

VAT for this property is **€9,250** or **€35,150**. 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>€2 569.00/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>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€180 000 on Sep 10, 2024

€185 000 on Nov 4, 2025



