

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

1-Bedroom Apartment - Livadia, Larnaca ✖

This elegant 1-bedroom apartment is located within a modern residential development in the desirable Livadia area, near Dhekelia Road and the AUCY American University of Cyprus. Just a short walk from the sea, this residence offers a serene coastal lifestyle paired with excellent connectivity to the city.

Ideal for individuals or couples, the apartment features a contemporary open-plan layout, private parking, and a dedicated storage room. Access to a communal swimming pool adds a touch of resort-style living to your everyday routine.

Key Features:

- 1 bedroom
- Modern open-plan design
- Covered parking ...

### Property Info

Covered Area	<b>67</b>
Covered Veranda	<b>15</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>232798</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: **34.947064940623 / 33.642570530363**

**Price: €205 000 + VAT**

VAT for this property is **€10,250** or **€38,950**. 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>€3 060.00/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**

€215 000 on Sep 11, 2024

€205 000 on Jul 18, 2025



