

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

1-Bedroom Apartment – A Modern Urban Retreat ✖

This apartment is an ideal choice for individuals or couples who appreciate a smart, stylish, and comfortable living environment.

**Living Room:** The open-plan living space is bright and airy, thanks to large windows that fill the room with natural light. It is perfectly suited for relaxation after a busy day or entertaining a guest in a cozy yet elegant setting.

**Kitchen & Dining:** Designed for both practicality and style, the modern kitchen features high-quality cabinetry and finishes, offering plenty of storage and workspace. The dining area flows seamlessly into the living space.

**Bedroom:** A private sanctuary with ge...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>65</b> |
| Covered Veranda        | <b>15</b> |
| Uncovered Veranda      | <b>4</b>  |
| Floor Number           | <b>1</b>  |
| Total Number of Floors | <b>2</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

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

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>232980</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2027</b>               |
| Bathrooms         | <b>1</b>                  |

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas

Coordinates: **34.963745518413 / 33.641322366944**

Region: **Larnaca**

## Price: €187 000 + VAT

VAT for this property is **€9,350** or **€35,530**. 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>€2 877.00/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

€178 000 on Sep 24, 2024

€187 000 on Mar 23, 2025



