

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

1-Bedroom Apartment - A Modern Urban Retreat X

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...

| <b>Property Info</b>   |           | <b>Plot / Area Info</b> |                     | <b>Additional info</b> |                           |
|------------------------|-----------|-------------------------|---------------------|------------------------|---------------------------|
| Covered Area           | <b>65</b> |                         |                     | Reference Number       | <b>232980</b>             |
| Covered Veranda        | <b>15</b> |                         |                     | Property type          | <b>Apartment</b>          |
| Uncovered Veranda      | <b>4</b>  | Pool                    | <b>Common, Yes</b>  | Condition              | <b>Under Construction</b> |
| Floor Number           | <b>1</b>  | Parking                 | <b>Covered, Yes</b> | Construction Year      | <b>2027</b>               |
| Total Number of Floors | <b>2</b>  |                         |                     | Bathrooms              | <b>1</b>                  |
| Energy Efficiency      | <b>A</b>  |                         |                     |                        |                           |

| <b>Amenities</b> | <b>Location</b>  |                        |
|------------------|--|------------------------|
| • Parking        | <b>Location:</b> Livadia Larnakas<br>Coordinates: <b>34.963745518413 / 33.641322366944</b> | Region: <b>Larnaca</b> |

## 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<br>Price per SQM | <b>None</b><br><b>€2 877.00/m<sup>2</sup></b> | Common expenses | <b>None</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



