

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

Third Floor, One Bedroom Apartment for sale in Livadia area, Larnaca. Livadia is one of the most luxurious areas of Larnaca, a few minutes away from the New Marina of Larnaca and the new American University of Cyprus. Close to all amenities including supermarket, bank, shops, schools, medical facilities, bus service, etc. A short drive to Larnaca town. Easy access to Larnaca, Ayia Napa, Nicosia motorway. The lovely residential neighborhood is quiet and family orientated surrounded by large luxury houses and residential properties.

Apartment for sale in Livadia area, in Larnaca. The apartment consists of a living & dining, kitchen as an open space, a main bathroom with shower, ... X

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>49</b>	Pool	<b>Yes</b>	Reference Number	<b>50019</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
				Condition	<b>Brand New</b>
				Bathrooms	<b>1</b>

Amilities	Location	Region
• Gym	<b>Location:</b> Livadia Larnakas <b>Coordinates:</b> <b>34.93987119896 / 33.63227359967</b>	<b>Larnaca</b>

## Price: €176 500 + VAT

VAT for this property is **€8,825** or **€33,535**. 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 Price per SQM	<b>None</b> <b>€3 602.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€175 000 on Jan 9, 2025

€176 500 on Dec 6, 2025





