

## 1 Bedroom Apartment for Sale in Larnaca District

Discover this modern residential development located in the charming and up-and-coming neighbourhood of Livadia in Larnaca. Meticulously designed, this project ensures an enjoyable living experience, providing convenient access to the vibrant city centre, its many shops and restaurants, as well as nearby offices, schools, supermarkets, and New Marina - while maintaining a calm and serene atmosphere for residents. This two-storey development offers stylish 1-2-bedroom apartments and penthouses. Each apartment offers smart open plan living spaces that extend to spacious covered balconies with glass balustrades, seamlessly joining the indoors and outdoors. Modern and practical ki...



### Property Info      Plot / Area Info

Covered Area **58**

### Additional info

Reference Number **f2903**

Property type **Apartment**

Construction Year **2026**

Bathrooms **1**

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.9479 / 33.6345**

**Price: €160 000 + VAT**

VAT for this property is **€8,000** or **€30,400**. 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>~€3 150.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 759.00/m²</b> |                 |             |

**Representative: Cyprus Sotheby's International Realty**

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
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**Price change history**

€160 000 on Mar 22, 2025





