

1 Bedroom Apartment for Sale in Larnaca District

This is a premier residential development, located in the thriving Livadia area of Larnaca.



This exceptional project features four modern blocks, each rising gracefully to four floors, offering a total of 62 luxurious flats, including lavish penthouses.

Each apartment is designed to maximize natural light, offering expansive living spaces that are both stylish and comfortable.

The premium materials and finishes reflect a commitment to excellence, ensuring that each home is not just a place to live, but a sanctuary of tranquillity and luxury. Residents can enjoy breathtaking sea views from their balconies, making everyday living a truly serene experience.

The co...

| Property Info          |    | Plot / Area Info |              | Additional info  |           |
|------------------------|----|------------------|--------------|------------------|-----------|
| Covered Area           | 60 |                  |              | Reference Number | 4523      |
| Covered Veranda        | 10 | Pool             | Common, Yes  | Property type    | Apartment |
| Floor Number           | 2  | Parking          | Covered, Yes | Bathrooms        | 1         |
| Total Number of Floors | 4  |                  |              |                  |           |

AmenitiesLocation



- Parking

Region: **Larnaca**

Coordinates: **34.939879611624 / 33.632079359175**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €177 500 + VAT

VAT for this property is **€8,875** or **€33,725**. 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>~€3 700.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 958.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€177 500 on May 7, 2025









