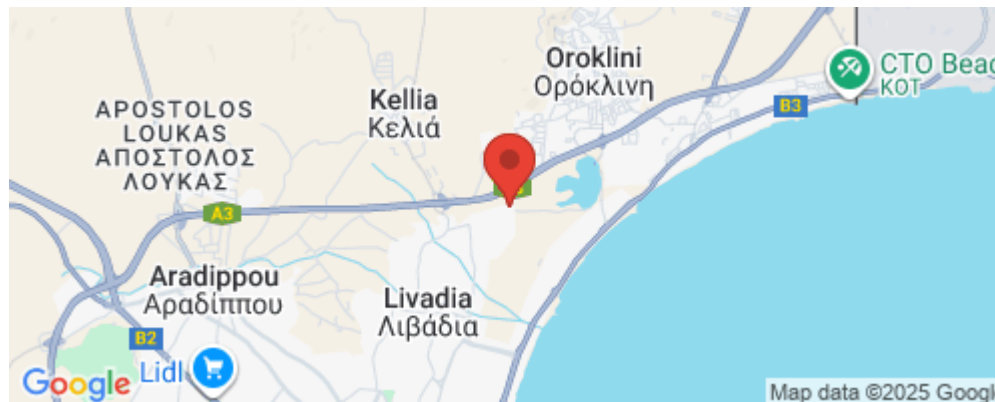


## 1 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

New project in Larnaca near to The American University of Cyprus (AUCY).



A prestigious and unique residential building featuring 1, 2 & 3 bedroom of spacious apartments and penthouse apartments with roof terraces, jacuzzi and swimming pools.

Will consist a common swimming pool as well and gym for fitness facilities.

The project is strategically located, nearby local amenities with attractive prices, ideal for families and close to the sea.

### Property Info

Covered Area	<b>65</b>
Covered Veranda	<b>15</b>
Uncovered Veranda	<b>3</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>4874</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

### Location

- Parking

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.963754560895 / 33.641424160254**

**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>~€4 080.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 877.00/m<sup>2</sup></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**

€187 000 on May 17, 2025









