

1 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Experience modern coastal living in this beautifully designed 1-bedroom apartment, ideally situated just a few minutes from Larnaca’s highly anticipated New Marina and Port. Located in a low-rise, two-storey development, this apartment combines smart layouts with contemporary finishes — perfect for both permanent residence and investment.



- Project Highlights:
- Modern two-storey residential building
  - Prime location near New Marina & Port
  - Ideal for investment, holiday home, or residence

This boutique development blends modern architecture with a strategic location, offering easy access to the beach, city center, and all essential ...

| Property Info          |   | Plot / Area Info |              | Additional info  |           |
|------------------------|---|------------------|--------------|------------------|-----------|
| Covered Area           | 56  | Parking          | Covered, Yes | Reference Number | 6783      |
| Covered Veranda        | 7   |                  |              | Property type    | Apartment |
| Floor Number           | 1   |                  |              | Bathrooms        | 1         |
| Total Number of Floors | 2   |                  |              |                  |           |
| Amenities              | Location                                      |                  |              |                  |           |
| • Parking              | Location: Livadia Larnakas                    |                  |              | Region: Larnaca  |           |
|                        | Coordinates: 34.95420541563 / 33.628013151164 |                  |              |                  |           |

## Price: €152 000 + VAT

VAT for this property is **€7,600** or **€28,880**. 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>~€2 950.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 714.00/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

€152 000 on Jun 11, 2025

