

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

One Bedroom Apartment with Common Pool 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. The property is 300 meters from the sea and close to several amenities. A short drive to Larnaca town. Easy access to Larnaca, Ayia Napa, Nicosia motorway.



Second floor apartment, part of an amazing complex for sale in Livadia area, in Larnaca. It consists of an open plan kitchen, living, dining area, bathroom, one bedroom and comfortable covered veranda. In addition, the residents have exclusive right of use to a covered parking spot on the ground floor.

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Property Info		Plot / Area Info		Additional info	
				Reference Number	52561
Covered Area	52	Pool	Yes	Property type	<b>Apartment</b>
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	<b>Brand New</b>
				Bathrooms	1

Amenities Location

• Gym

Coordinates: 34.947276850293 / 33.642568895749



Price: €220 000 + VAT

VAT for this property is €11,000 or €41,800. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SOM	€4 231.00/m <sup>2</sup>		

## Representative: Kalogirou Real Estate

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## **Price change history**

€220 000 on Jul 29, 2025









































FIRST FLOOR PLAN



THIRD FLOOR PLAN





**ROOF PLAN**