

## 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

Covered Area **52**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **52561**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

### Amenities

- Gym

### Location

**Location:** Livadia Larnakas  
Coordinates: **34.947276850293 / 33.642568895749**

Region: **Larnaca**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 231.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

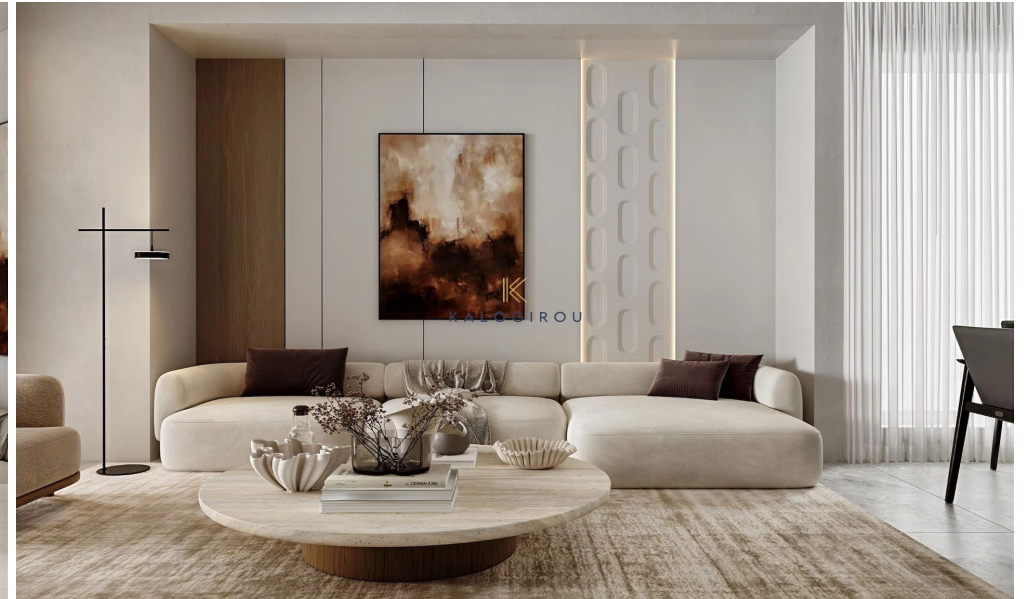
€220 000 on Jul 29, 2025





















GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN





ROOF PLAN