

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

1-Bedroom Apartment – Livadia, Larnaca

This elegant 1-bedroom apartment is located within a modern residential development in the desirable Livadia area, near Dhekelia Road and the AUCY American University of Cyprus. Just a short walk from the sea, this residence offers a serene coastal lifestyle paired with excellent connectivity to the city.

Ideal for individuals or couples, the apartment features a contemporary open-plan layout, private parking, and a dedicated storage room. Access to a communal swimming pool adds a touch of resort-style living to your everyday routine.

Key Features:

- 1 bedroom
- Modern open-plan design
- Covered parking ...

## Property Info

Covered Area	<b>67</b>
Covered Veranda	<b>15</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

## Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

## Additional info

Reference Number	<b>238122</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>

## Amenities

- Parking

## Location

**Location:** Livadia Larnakas Region: **Larnaca**

## Price: €232 500 + VAT

VAT for this property is **€11,625** or **€44,175**. 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>€3 470.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€232 500 on Aug 6, 2025



