


## 1 Bedroom Apartment for Sale in Limassol

This residential development is located in the Livadia area of Larnaca and consists of one- and two-bedroom apartments. Each unit features large verandas and modern interior finishes. The project is designed with energy efficiency in mind and has received a Class A rating. The building is situated approximately 4 km from the city center and within walking distance of the American University of Cyprus, offering both convenience and long-term investment potential. The main features of the project and the units: Location: Livadia, Larnaca One-bedroom and two-bedroom apartments Large covered verandas High-quality interior finishes 4 km to Larnaca city center Walking distance to the American U... 

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>130</b>
Covered Veranda	<b>71</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

Reference Number	<b>B221-302</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Limassol      Region: **Limassol**  
**Coordinates:** **34.6851 / 33.0442**

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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>~€6 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 808.00/m²</b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>N/A</b>	Email	<b>cyp@cyprus-alliance.com</b>
License number	<b>N/A</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€235 000 on Aug 26, 2025

