

1 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Located in a quiet residential area near the future Larnaca Marina, this new development consists of 31 apartments designed to accommodate a range of living preferences. The project includes one-, two-, and three-bedroom units, as well as penthouses with private roof gardens. Each apartment offers functional layouts, private storage rooms, and access to key urban amenities. The building is situated just 500 meters from the beach and within walking distance of several major institutions, including the American University of Cyprus, the Balamand Medical School, and the upcoming Larnaca Land of Tomorrow development. The area combines residential calm with excellent connectivity to the city&r...

Property Info

Covered Area	66
Covered Veranda	12
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Additional info

Reference Number	B308-201
Property type	Apartment
Condition	Pre-Owned
Bathrooms	1

Amenities

Location

Location: Livadia Larnakas Region: **Larnaca**
Coordinates: **34.93936 / 33.63236**

Price: €175 000 + VAT

VAT for this property is **€8,750** or **€33,250**. 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	~€3 600.00	Common expenses	None
		Price per SQM	€2 652.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

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License number	License 118/E	Legal name	Cyprus Developers Alliance (CDA Group)
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Price change history

€175 000 on Aug 26, 2025





5 mins walking distance from the AUCY (American University of Cyprus), Balamand Medical School & Larnaca Land of Tomorrow.



