

## 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	<b>66</b>
Covered Veranda	<b>12</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

**Plot / Area Info**

<b>Location:</b> Livadia Larnakas	<b>Region:</b> <b>Larnaca</b>
Coordinates: <b>34.93936 / 33.63236</b>	

**Additional info**

Reference Number	<b>B308-201</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

**Amenities****Location**

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€3 600.00</b> <b>€2 652.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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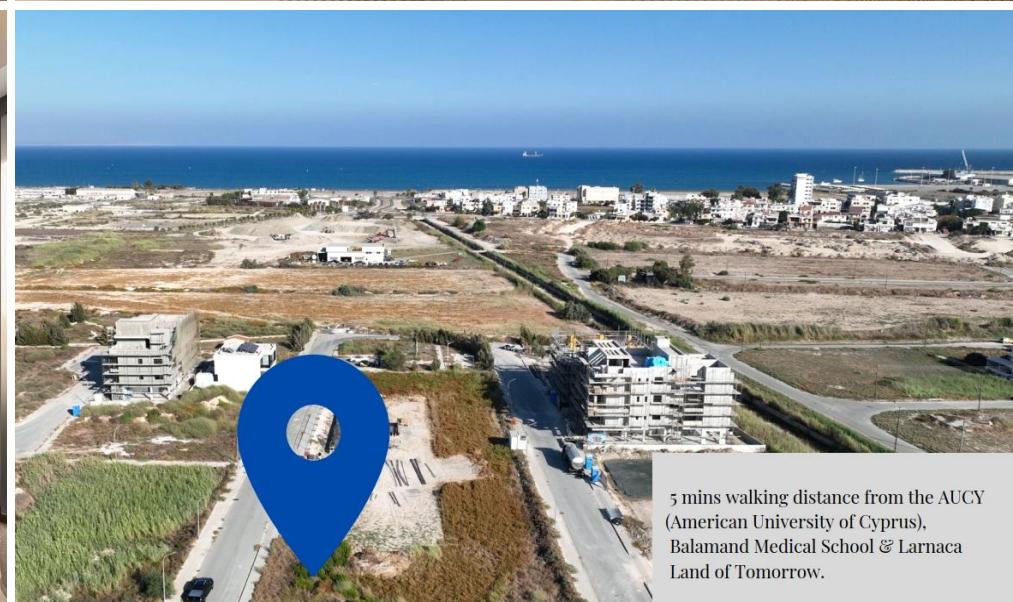
## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725059360, +35797544416</b>			

## 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.



