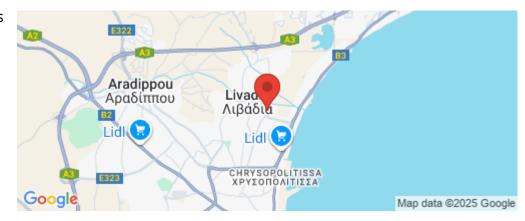


## 1 Bedroom Apartment for Sale in Larnaca District

Presenting a new contemporary residential development in the prestigious Livadia area of Larnaca. Just a short walk from the sea, a university, and sports facilities, with schools, pharmacies, and supermarkets only a 5-minute drive away, the location offers an ideal blend of convenience and lifestyle – perfect for both family living and investment.

The two-story building comprises spacious two-bedroom apartments as well as stylish one- and two-bedroom penthouses. Upper-level residences benefit from private rooftop terraces with an additional bathroom – exclusive spaces designed for outdoor leisure and panoramic views. Interiors follow an open-plan concept and stand...



Property Info	Plot / Area Info	Additional info	
		Reference Number	f30404
Covered Area	67	Property type	Apartment
		Bathrooms	2

Amenities Location

Region: Larnaca

Coordinates: **34.9465** / **33.6344** 



Price: €200 000 + VAT

VAT for this property is €10,000 or €38,000. 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 ~€4 600.00

Price per SQM €2 985.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

Registration number 1013 Email info@cyprus-sothebysrealty.com
License number 517/E Legal name ConceptRealty Ltd

Phone: **+35726080180**, **+35797612926** 

## **Price change history**

€200 000 on Sep 24, 2025







