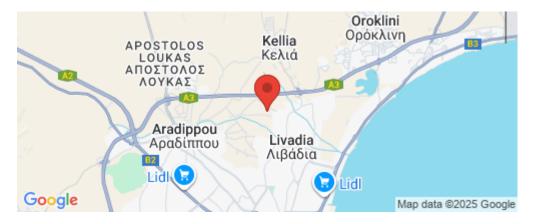


## 50m<sup>2</sup> Apartment for Sale in Livadia Larnakas, Larnaca District

Discover a modern studio apartment in a premium residential development in Livadia, one of Larnaca's most desirable and fast-growing neighborhoods.



The thoughtfully designed open-plan layout combines a cozy living area, functional kitchen, and sleeping space, offering maximum comfort and practicality in a stylish setting. Large energy-efficient windows create a bright and welcoming atmosphere, complemented by elegant European tiles, parquet flooring, and high-quality fittings.

A private covered veranda extends the living space outdoors, ideal for relaxing or entertaining.

Residents enjoy exclusive access to upscale amenities, including a swimming pool, gym, sauna, l...

Property Info		Plot / Area Info		Additional info	
Covered Area	50			Deference Number	0157
Covered Veranda	9	Pool	Common, Yes	Reference Number	9157
	2		·	Property type	<b>Apartment</b>
Floor Number	2	Parking	Covered, Yes	Bathrooms	1
Total Number of Floors	2			Datin Com 5	-

Amenities Location

Location: Livadia Larnakas Region: Larnaca

Coordinates: **34.958909783706** / **33.619172591913** 

Parking



**Price: €190 000 + VAT** 

VAT for this property is €9,500 or €36,100. 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 ~€4 200.00

Price per SQM €3 800.00/m²

Common expenses None

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy
License number 247/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

€190 000 on Oct 1, 2025







