

## 1 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

The new contemporary project is located in Livadia area, just 400 meters from the seafront and in close proximity to the American University of Larnaca as well as major developments in the area which will see the construction of a seafront park. All the amenities you need for a comfortable life are within easy reach.



The residential complex consists of three buildings, hosting 52 luxury one and two-bedroom apartments set in a private gated community. The apartments feature light and airy open plan living areas, spacious bedrooms, and large verandas to enjoy the views and the salty breeze on a sunny day. The top quality specifications and finishes add to the overall sense of luxury ...

### Property Info

Covered Area	<b>50</b>
Covered Veranda	<b>20</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Furnished</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>5589</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.950583 / 33.643667**

## Price: €250 000 + VAT

VAT for this property is **€12,500** or **€47,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€250 000 on Oct 8, 2025





