

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

Experience unrivalled luxury in this remarkable 20-storey high-rise development where comfort meets sophistication. Located in the tranquil area of Livadia in Larnaca, this exceptional project consists of six elegantly designed apartment towers, offering residents a peaceful retreat with easy access to all urban amenities.

Each apartment features spacious layouts and creative use of space, with sun-filled interiors and generous balconies that provide stunning views of the sea and surrounding scenery. The exclusive penthouse on the 20th floor, complete with a private pool, delivers an unparalleled living experience for those seeking the ultimate in luxury.

These homes boast hig...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>69</b>                      |
| Covered Veranda        | <b>18</b>                      |
| Floor Number           | <b>1</b>                       |
| Total Number of Floors | <b>20</b>                      |
| Furnishing             | <b>Unfurnished</b>             |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

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

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>10180</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.938694 / 33.637083**

## Price: €310 000 + VAT

VAT for this property is **€15,500** or **€58,900**. 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>~€9 000.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 493.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€310 500 on Oct 8, 2025  
 €310 000 on Oct 16, 2025







