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

This exclusive residential development, comprising eight elegantly designed buildings, seamlessly blends luxury and convenience in a serene coastal environment. Situated just 400 meters from the seafront in the sought-after Livadia area of Larnaca, it offers close proximity to the American University and the Larnaca Nautical Club. Residents can enjoy the peaceful ambiance of a residential neighborhood while being just a short drive from essential amenities, including shops, schools, restaurants, and entertainment venues.

Each residence is thoughtfully crafted to embody modern luxury living, featuring a selection of spacious 1- and 2-bedroom apartments with premium

Property Info		Plot / Area Info		Additional info	
Covered Area	63				
Covered Veranda	13	Pool Parking	Common, Yes Uncovered, Yes		
Floor Number	2			Reference Number	11826
Total Number of Floors	4			Property type	<b>Apartment</b>
Furnishing	Unfurnished			Bathrooms	1
Energy Efficiency	Α				
Air Conditioning	All rooms, Yes				

## Amenities Location

• Parking Location: Livadia Larnakas Region: Larnaca

Coordinates: **34.950584** / **33.644752** 



Price: €290 000 + VAT

VAT for this property is €14,500 or €55,100. 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 ~€8 200.00

Price per SQM €4 603.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€290 000 on Oct 8, 2025



























