

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

This exceptional residential project, located in the prestigious Livadia area of Larnaca, features three elegant two-story buildings with a range of stylish one-, two-, and three-bedroom apartments, along with luxurious penthouses boasting private rooftop gardens, ready for a jacuzzi and barbecue area setup.



Each home is thoughtfully crafted with meticulous attention to detail, offering premium finishes, expansive covered verandas, panoramic windows, and sleek glass railings that create a bright yet private living environment — perfect for relaxing evenings with loved ones.

Residents can enjoy a communal swimming pool and a fully equipped gym, fostering a vibrant, active lif...

### Property Info

Covered Area	<b>70</b>
Covered Veranda	<b>17</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>12498</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.944334 / 33.623118**

## Price: €155 000 + VAT

VAT for this property is **€7,750** or **€29,450**. 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>~€3 025.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 214.00/m²</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

€155 000 on Oct 8, 2025









