

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

Introducing an exclusive new residential development perfectly positioned in the heart of Livadia—one of Larnaca’s most desirable and fast-developing areas. Just minutes from the dynamic Land of Tomorrow project, sandy beaches, the city center, and the lively tourist districts of Oroklini and Larnaca, this location offers the ideal balance between peaceful living and urban convenience.



This modern complex spans three floors and comprises two elegant buildings, housing thoughtfully designed apartments tailored to suit a variety of lifestyles. Prospective buyers can choose from: fully furnished 1-bedroom apartments, spacious 2-bedroom apartments, sophisticated 2-bedroom penthouses ...

### Property Info

Covered Area	<b>60</b>
Covered Veranda	<b>11</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous 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>12977</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.950842 / 33.632478**

## Price: €157 500 + VAT

VAT for this property is **€7,875** or **€29,925**. 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>~€3 087.50</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 625.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€160 000 on Oct 8, 2025  
 €157 500 on Jan 15, 2026





