

1 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Nestled in a peaceful residential neighborhood of Livadia, just moments from the sea, this new apartment building offers the perfect balance of tranquility and convenience. Whether you're a family, professional, or smart investor, the location provides easy access to essential amenities, schools, and major transport links. The project features a stylish collection of one- and two-bedroom apartments, designed for comfort and functionality. Each home includes an open-plan kitchen and living area, generously sized bedrooms, and well-appointed bathrooms. Select units boast en-suite bathrooms and private balconies with beautiful sea views. Built with high-quality materials an...

| Property Info          |                | Plot / Area Info                   |              | Additional info  |           |
|------------------------|----------------|------------------------------------|--------------|------------------|-----------|
| Covered Area           | 67             |                                    |              |                  |           |
| Covered Veranda        | 17             |                                    |              |                  |           |
| Floor Number           | 1              |                                    |              | Reference Number | 13615     |
| Total Number of Floors | 3              | Parking                            | Covered, Yes | Property type    | Apartment |
| Furnishing             | Unfurnished    |                                    |              | Bathrooms        | 1         |
| Energy Efficiency      | A              |                                    |              |                  |           |
| Air Conditioning       | All rooms, Yes |                                    |              |                  |           |
| Amenities              |                | Location                           |              |                  |           |
| • Parking              |                | Location: Livadia Larnakas         |              | Region: Larnaca  |           |
|                        |                | Coordinates: 34.947624 / 33.633794 |              |                  |           |

## Price: €187 000 + VAT

VAT for this property is **€9,350** or **€35,530**. 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>~€4 080.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 791.00/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>              |
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## Price change history

€187 000 on Oct 9, 2025





