

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

Discover the allure of this new luxury residential development nestled in the highly desirable area of Larnaca Marina. Surrounded by picturesque landscapes and boasting breathtaking panoramic views, the complex offers close proximity to supermarkets, shopping centers, renowned private schools like the American Academy, and seamless access to the highway network connecting the island's key cities. The seven-story building presents modern 1-2 bedroom apartments, seamlessly blending style, comfort, and quality with the latest specifications. It caters to families with children and young professionals seeking contemporary urban living surrounded by essential amenities. The upper-f...



### Property Info

### Plot / Area Info

### Additional info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>57</b>                      |
| Covered Veranda        | <b>7</b>                       |
| Floor Number           | <b>2</b>                       |
| Total Number of Floors | <b>7</b>                       |
| Furnishing             | <b>Unfurnished</b>             |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Autonomous Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

Parking **Covered, Yes**

Reference Number **14213**  
 Property type **Apartment**  
 Bathrooms **1**

### Amenities

### Location

- Parking

**Location:** Livadia Larnakas      Region: **Larnaca**  
 Coordinates: **34.94052 / 33.633037**

## Price: €175 000 + VAT

VAT for this property is **€8,750** or **€33,250**. 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>~€3 600.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 070.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
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## Price change history

€175 000 on Oct 9, 2025





