

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

Presenting a new contemporary residential development in the prestigious Livadia area of Larnaca. Just a short walk from the sea, a university, and sports facilities, with schools, pharmacies, and supermarkets only a 5-minute drive away, the location offers an ideal blend of convenience and lifestyle – perfect for both family living and investment.

The two-story building comprises spacious two-bedroom apartments as well as stylish one- and two-bedroom penthouses. Upper-level residences benefit from private rooftop terraces with an additional bathroom – exclusive spaces designed for outdoor leisure and panoramic views. Interiors follow an open-plan concept and stand...

Property Info		Plot / Area Info	Additional info	
Covered Area	<b>67</b>			
Covered Veranda	<b>15</b>			
Floor Number	<b>2</b>		Reference Number	<b>14478</b>
Total Number of Floors	<b>2</b>	Parking	Property type	<b>Apartment</b>
Furnishing	<b>Unfurnished</b>		Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>			
Air Conditioning	<b>All rooms, Yes</b>			
Amenities		Location		
• Parking		<b>Location:</b> Livadia Larnakas	Region:	<b>Larnaca</b>
		Coordinates: <b>34.944527 / 33.632471</b>		

## Price: €200 000 + VAT

VAT for this property is **€10,000** or **€38,000**. 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>~€4 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 985.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€200 000 on Oct 9, 2025



