

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

1-Bedroom Apartment – Smart Seaside Living

### General Description

The 1-bedroom apartment offers the perfect balance of modern comfort and coastal tranquility. Located within a secure gated complex in Livadia, Larnaca, it combines elegant design with intelligent home features, providing a stylish and efficient living experience just moments from the sea. This residence is ideal for professionals, couples, or investors seeking a high-quality apartment with excellent facilities and strong rental potential in a rapidly growing coastal neighborhood.

### Design & Features

The apartment features a bright open-plan living area with a modern kitchen, dining space, and...

### Property Info

Covered Area  
Covered Veranda  
Total Number of Floors

**70**  
**19**  
**20**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Construction Year  
Bathrooms

**240105**  
**Apartment**  
**2027**  
**1**

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas Region: **Larnaca**

## Price: €315 000 + VAT

VAT for this property is **€15,750** or **€59,850**. 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>~€9 200.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 500.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€315 000 on Oct 22, 2025

