

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

This contemporary studio apartment offers a refined blend of comfort and modern coastal living just steps from the sea. Located in a prime area along the Dhekelia coastal road, it provides easy access to restaurants, shops, supermarkets, and educational institutions, all while maintaining a peaceful and relaxing atmosphere.

The studio features an open-plan layout with high ceilings, large windows, and a private veranda that enhances natural light and spaciousness. Premium finishes, including semi-solid parquet flooring and marble detailing in the bathroom, elevate the overall aesthetic. With underfloor heating, VRV climate control, thermal aluminum frames, and European-brand fittin...

### Property Info

Covered Area	<b>57</b>
Covered Veranda	<b>13</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>240883</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

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

**Price: €590 000 + VAT**

VAT for this property is **€29,500** or **€112,100**. 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>~€20 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 351.00/m<sup>2</sup></b>		

**Representative: MySpace**

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

**Price change history**

€590 000 on Nov 28, 2025





