

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

This elegant 1-bedroom apartment combines sophisticated design with a serene seaside setting. Positioned along the Dhekelia coastal road, it provides convenient access to the beachfront promenade, daily amenities, and major transport routes, making it ideal for year-round living or investment.

The apartment features a spacious open-plan living area, a modern kitchen with premium European finishes, and a generously sized bedroom. A large veranda enhances indoor-outdoor living while the high ceilings and full-height glazing maximise natural light. Advanced specifications such as underfloor heating, VRV cooling, double glazing, and thermal insulation ensure exceptional comfort.

## Price: €770 000 + VAT

VAT for this property is **€38,500** or **€146,300**. 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>~€27 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 747.00/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

€770 000 on Nov 28, 2025











