

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

### 1 BEDROOM APARTMENT - MODERN COMFORT IN A GATED COMMUNITY

This stylish 1-bedroom apartment offers a beautifully planned living environment within a secure, gated community. The open-plan living and dining area is bright and inviting, enhanced by large windows that allow natural light to flow throughout the home. A spacious veranda extends the interior outdoors, creating an ideal space for relaxation or evening gatherings.

The modern kitchen is designed with elegance and practicality in mind, offering high-quality finishes and smart storage solutions. The private bedroom provides comfort and tranquility, making it perfect for singles, couples, or investors seeking high rental...

#### Property Info

Covered Area	<b>70</b>
Covered Veranda	<b>16</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>240950</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>1</b>

#### Amenities

- Parking

#### Location

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

## Price: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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>~€4 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 786.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€195 000 on Dec 2, 2025





