

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

### 1 BEDROOM APARTMENT – MODERN DESIGN JUST MINUTES FROM THE COAST

This elegant 1-bedroom apartment offers a refined blend of modern comfort and coastal convenience. The open-plan living and dining area is bright and welcoming, enhanced by large windows that bring in natural light throughout the day. A spacious veranda extends the living space outdoors, creating the perfect place for relaxation or weekend breakfasts.

The contemporary kitchen features clean lines and high-quality materials, ensuring both style and practicality. The private bedroom is well-sized and peaceful, offering comfort and privacy for singles, couples, or long-term tenants.

Located just 400 meters fr...

#### Property Info

Covered Area	<b>46</b>
Covered Veranda	<b>10</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>5</b>

#### Plot / Area Info

Parking	<b>Covered, Yes</b>
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#### Additional info

Reference Number	<b>240960</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>1</b>

#### Amenities

- Parking

#### Location

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

## Price: €140 000 + VAT

VAT for this property is **€7,000** or **€26,600**. 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>~€2 650.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 043.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€140 000 on Dec 2, 2025



