

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

This modern one-bedroom apartment is part of a prestigious and unique residential project located in Larnaca, close to the American University of Cyprus (AUCY). 

The apartment offers a spacious and well-designed layout, ideal for comfortable modern living. Residents benefit from high-quality construction and access to excellent shared amenities, including a communal swimming pool and a fully equipped gym.

### Property Info

Covered Area	<b>70</b>
Covered Veranda	<b>20</b>
Floor Number	<b>2</b>
Total Number of Floors	<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>10944</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.96375456 / 33.64142416**

## 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: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€195 000 on Dec 19, 2025





