

## 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  
Parking

**Common, Yes**  
**Covered, Yes**

### Additional info

Reference Number **10944**  
Property type **Apartment**  
Bathrooms **1**

### 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>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€195 000 on Dec 19, 2025





