


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	70
Covered Veranda	20
Floor Number	2
Total Number of Floors	2
Energy Efficiency	A

Plot / Area Info

Pool	Common, Yes
Parking	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	Excluded	Title transfer fee	~€4 400.00	Common expenses	None
		Price per SQM	€2 786.00/m²		

Representative: RealDeal Estates

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Price change history

€195 000 on Dec 19, 2025





