

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

This luxurious one-bedroom penthouse is part of a modern two-storey residential project designed for contemporary living. The penthouse features a spacious and thoughtfully planned layout, with bright and airy interiors and private outdoor space, ideal for relaxation and entertaining. 

Located just 1 km from the sea, the property enjoys a prime residential location next to a park and surrounded by houses, providing a peaceful and family-friendly environment. Residents benefit from easy access to shops, restaurants, and other local amenities, making this penthouse an excellent choice for permanent residence or investment.

| Property Info          | Plot / Area Info   | Additional info        |                  |                  |
|------------------------|--|------------------------|------------------|------------------|
| Covered Area           | <b>67</b>  |                        | Reference Number | <b>10977</b>     |
| Covered Veranda        | <b>15</b>  |                        | Property type    | <b>Apartment</b> |
| Floor Number           | <b>2</b>   | Parking                | Bathrooms        | <b>2</b>         |
| Total Number of Floors | <b>2</b>   |                        |                  |                  |
| Amenities              | Location   |                        |                  |                  |
| • Roof Garden          | <b>Location:</b> Livadia Larnakas<br>Coordinates: <b>34.94455842 / 33.63248706</b> | <b>Region: Larnaca</b> |                  |                  |

## Price: €200 000 + VAT

VAT for this property is **€10,000** or **€38,000**. 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>~€4 600.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 985.00/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> |
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## Price change history

€200 000 on Dec 20, 2025



