


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

The development will boast the apartments of 1 and 2 bedrooms. Penthouse apartment will have a roof terrace. The project will be located close to the New Marina and next to the American University of Cyprus. The project is ideal for rent as it will be in the convenient distance to all the local amenities. The Project has EPC certificate with "B" Energy Efficiency Rating. 

### Property Info

Covered Area **116**  
Covered Veranda **65**

### Plot / Area Info

### Additional info

Reference Number **S403-204**  
Property type **Apartment**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.94562 / 33.63209**

## Price: €230 000 + VAT

VAT for this property is **€11,500** or **€43,700**. 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>~€5 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 983.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€230 000 on Jan 22, 2026

