

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

Just 400 meters from the sea and a short 8-minute drive from Larnaca's vibrant city center, this distinctive residential development offers an ideal blend of coastal serenity and urban convenience. Drawing inspiration from Greek mythology, the luxury project consists of six contemporary apartment buildings thoughtfully designed to elevate modern living.



The development features a selection of elegant one- and two-bedroom residences, characterized by clean design, abundant natural light, and carefully curated finishes. Each apartment includes a designated parking space and is constructed to the highest modern standards. With a Class A energy efficiency rating and integrated photovo...

### Property Info

Covered Area	<b>65</b>
Covered Veranda	<b>15</b>
Uncovered Veranda	<b>5</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>16135</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.944133 / 33.638955**

**Price: €189 736 + VAT**

VAT for this property is **€9,487** or **€36,050**. 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>~€4 189.44</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 919.00/m²</b>		

**Representative: Cyprus Sotheby's International Realty**

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

**Price change history**

€189 736 on Jan 24, 2026













