

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

Sea View, Top Floor, One Bedroom Flat with Roof Garden in Livadia area, Larnaca. Amazing location, close to all amenities such as educational institutions & university, supermarkets, banks, coffee shops, pharmacies etc. A short drive to Larnaca Town Center, the harbor and the beach. Very easy access to Larnaca, Nicosia motorway. Larnaca International Airport is only 14 minutes away. ✖

Apartment situated on the fourth floor for sale in Livadia area, Larnaca. It consists of a kitchen, living & dining area in open layout, one bedroom, a bathroom (with shower), covered veranda and roof garden. Moreover, the apartment has allocated covered parking on the ground floor and storage ...

### Property Info

Covered Area **50**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number **54849**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**  
View **Sea view**

### Amenities

- Elevator

### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
Coordinates: **34.939010542454 / 33.631867407577**

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 200.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€260 000 on Feb 5, 2026



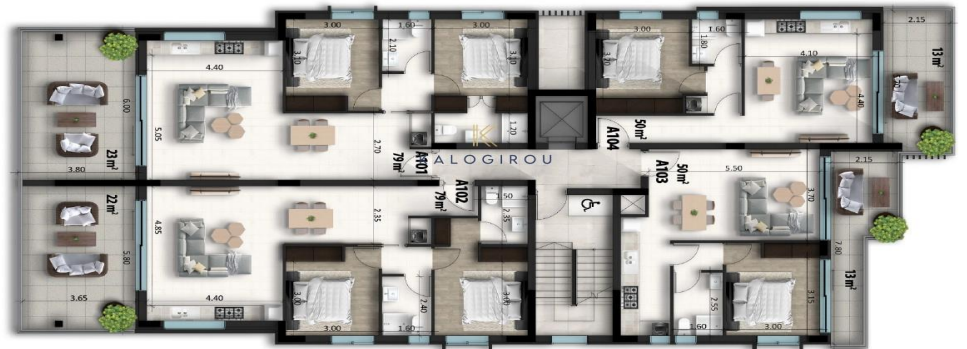




### Floor Plan - Ground Floor



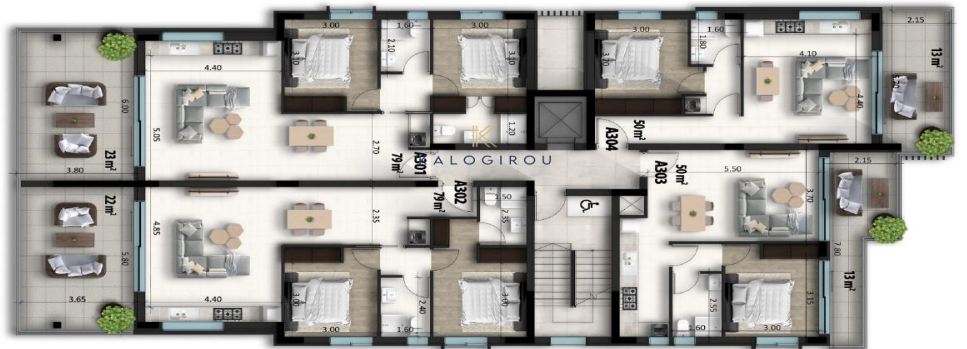
### Floor Plan - 1st Floor



### Floor Plan - 2nd Floor



### Floor Plan - 3rd Floor



**Floor Plan - Roof**

