


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

Ideally located in the highly sought-after area of Livadia, this exceptional residential project offers the perfect balance between tranquility and convenience. With effortless access to schools, shops, and major road networks, and just minutes from Larnaca city center, the beach, and the international airport, it presents a rare opportunity to secure a high-quality home in a prime location. 

The development is designed as a secure, gated community surrounded by beautifully landscaped gardens. Residents can enjoy resort-style amenities, including a communal swimming pool, jacuzzi, elegant lounge areas, and dedicated family spaces with a children’s playground—creating an inviting ...

### Property Info

Covered Area	<b>69</b>
Covered Veranda	<b>16</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</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>16333</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.946017 / 33.634306**

## Price: €280 000 + VAT

VAT for this property is **€14,000** or **€53,200**. 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>€4 058.00/m<sup>2</sup></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

€280 000 on Feb 5, 2026





