

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

Located in one of Larnaca’s most promising areas, Livadia, this boutique residential project offers a harmonious balance between urban convenience and a relaxed coastal atmosphere. Designed for those who appreciate contemporary living with a sense of calm, the development presents a carefully curated collection of one- and two-bedroom apartments.



Inspired by the fluidity and serenity of the sea, the architecture reflects movement, light, and balance. Clean lines, soft natural tones, and flowing forms define this three-storey building, creating a refined yet welcoming aesthetic that blends seamlessly with its surroundings.

The project comprises just nine exclusive residences ...

### Property Info

Covered Area **62**  
 Covered Veranda **15**  
 Floor Number **1**  
 Total Number of Floors **3**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **16518**  
 Property type **Apartment**  
 Bathrooms **1**

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
 Coordinates: **34.940054 / 33.6328**

## Price: €175 000 + VAT

VAT for this property is **€8,750** or **€33,250**. 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>~€3 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 823.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€175 000 on Feb 19, 2026





