

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

Just a short stroll from the sea, the American University of Cyprus, and the new Larnaca Marina, this contemporary development captures the essence of modern coastal living. Perfectly positioned, it offers a lifestyle that balances vibrant city energy with the calm, unhurried rhythm of the sea—close to everything, yet pleasantly private.



The project comprises two stylish residential blocks, featuring a selection of 1-, 2-, and 3-bedroom apartments. Each home is thoughtfully designed to maximise natural light and space, with smart open-plan layouts that create a seamless flow between living, dining, and kitchen areas. High-quality materials and modern finishes ensure a refined, com...

### Property Info

Covered Area	<b>64</b>
Covered Veranda	<b>14</b>
Floor Number	<b>2</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

Parking **Covered, Yes**

### Additional info

Reference Number **16584**  
 Property type **Apartment**  
 Bathrooms **1**

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
 Coordinates: **34.936359 / 33.634103**

## 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>€2 734.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€175 000 on Feb 27, 2026





