


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

One Bedroom Apartment with Common Pool for Sale in Livadia, Larnaca. Ideally located with easy access to schools, shops and main road networks.  Just minutes from Larnaca city centre, the beach and the airport, the property offers an exceptional opportunity to secure a quality home.

Apartment on the second floor for sale in Livadia area, Larnaca. It consists of a kitchen, living-dining area in an open layout, one bedroom, shower room and covered veranda. In addition, the apartment has assigned covered parking and storage on the ground floor.

The development features a secure, gated community with landscaped gardens, a relaxing communal swimming pool, a jacuzzi, elegant loun...

### Property Info

Covered Area  
Air Conditioning

**53**  
**All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>55258</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Garden

### Location

**Location:** Livadia Larnakas                      Region: **Larnaca**  
Coordinates: **34.94601814 / 33.63430268**

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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>€4 528.00/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

€240 000 on Mar 11, 2026







FLOOR PLANS

GROUND FLOOR



FLOOR PLANS

FIRST FLOOR



FLOOR PLANS

SECOND FLOOR



FLOOR PLANS

THIRD FLOOR

