

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

This modern one-bedroom apartment is part of a stylish boutique residential development located in the attractive area of Livadia, within the coastal city of Larnaca. Designed with space, comfort, and practicality in mind, it is an excellent choice for singles, couples, or investors seeking contemporary living in a well-connected location.



The apartment features a bright open-plan layout that maximizes natural light and creates a seamless flow between the living, dining, and kitchen areas. Well-proportioned interiors are complemented by high-quality finishes and a functional design that ensures everyday comfort and convenience.

### Key Features:

- One well-proportioned b...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>61</b> |
| Covered Veranda        | <b>11</b> |
| Floor Number           | <b>2</b>  |
| Total Number of Floors | <b>2</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>12510</b>              |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>1</b>                  |

### Amenities

- Parking

### Location

**Location:** Livadia Larnakas      Region: **Larnaca**  
 Coordinates: **34.96118713 / 33.63013744**

## Price: €162 000 + VAT

VAT for this property is **€8,100** or **€30,780**. 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>€2 656.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€162 000 on Mar 26, 2026



