

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

This elegant residential development brings together refined design, modern comfort, and a sense of understated luxury. Ideally situated in the sought-after area of Livadia in Larnaca, it offers effortless access to everyday amenities, making it an excellent choice for both family living and investment.



The project comprises three contemporary blocks featuring stylish one- and two-bedroom apartments. Each residence is thoughtfully designed with spacious bedrooms and modern bathrooms, combining practicality with comfort. High-quality interior finishes add a sophisticated touch, while large double-glazed windows fill the spaces with natural light, creating bright and inviting interior...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>67</b>
Covered Veranda	<b>13</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>

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

Reference Number	<b>17238</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

### Location

- Parking

**Location:** Livadia Larnakas      Region: **Larnaca**  
**Coordinates:** **34.954836 / 33.623997**

## 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>€2 612.00/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

€175 000 on Apr 23, 2026







