

<b>Property Code:</b>	A10358	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - Livadia Tourist Area New Marina Area	<b>Internal Area:</b>	80 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Year of construction:</b>	2027	<b>Status:</b>	Off Plan
<b>VAT:</b>	+ VAT		

**Property features:**

Covered Parking      Elevator      Storage

**Description:**

## Beachside Bliss! Modern 2-Bed, 2-Bath Apartment in Livadia, Just 250m from the Sea

Embrace the ultimate Cypriot lifestyle in this beautifully presented 2-bedroom, 2-bathroom apartment, located in the highly sought-after tourist area of Livadia. Situated on the 4th floor with elevator access, this property is the perfect choice for those seeking proximity to the sea, modern comforts, and a superb investment.

Step inside to discover a bright and spacious 80m<sup>2</sup> living area, designed for both relaxation and entertaining. The master bedroom benefits from its own en-suite bathroom, offering a private retreat. The piece de resistance is the massive 19m<sup>2</sup> covered veranda, an extension of your living space where you can enjoy sunny days and cool evenings all year round.

**Property Highlights:**

**Bedrooms:** 2 Spacious Doubles

**Bathrooms:** 2 (including en-suite)

**Covered Area:** 80m<sup>2</sup>

**Veranda:** 19m<sup>2</sup> (Covered)

**Parking:** Covered Dedicated Space

**Additional:** Elevator, Private Storage Room

**Block Size:** A manageable 18 units

**Location:** Livadia, Larnaca

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## MODERN 2-BED, 2-BATH APARTMENT

€ 460 000

~~€ 470 000~~

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### Unbeatable Location:

The golden sands and Mediterranean sea are just a **250-meter (3-minute) walk** from your doorstep. Explore the array of tavernas, cafes, and shops in lively Livadia. For travel, **Larnaca International Airport is only a 12km (15-minute) drive away**, making arrivals and departures effortless.

This apartment offers a rare opportunity for a high-quality holiday home, a lucrative rental investment, or a permanent residence by the sea. Don't miss out - viewings are highly recommended.



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