

<b>Property Code:</b>	10086	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - Livadia	<b>Internal Area:</b>	75 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Year of construction:</b>	2026		

**Property features:**

Covered Parking      Elevator      Roof Garden      Storage

**Description:**

## Modern & Manageable 2-Bedroom Penthouse in Tranquil Livadia

Discover the perfect blend of comfort, convenience, and low-maintenance living in this charming 2nd-floor apartment, nestled within a small and sought-after complex in the peaceful residential area of Livadia, Larnaca.

This bright and welcoming property is ideal for first-time buyers, investors, or those seeking a lock-up-and-leave home. The apartment boasts a practical layout with a **covered area of 75m<sup>2</sup>**, featuring a comfortable open-plan living area that flows seamlessly onto a **generous 14m<sup>2</sup> covered veranda** and **134m<sup>2</sup> roof garden**—your private outdoor oasis perfect for morning coffee and evening relaxation.

The well-appointed separate kitchen is ready for your culinary creations, and the tranquil bedroom provides a serene retreat. A modern bathroom completes this ideal living space.

**Key Property Features:**

**2 Bedrooms** with ample space

**2 Modern Bathrooms**

**Open-Plan Living & Dining Area**

**Covered Veranda (14m<sup>2</sup>)**

**Fully Equipped Kitchen**

**Air Conditioning** (provision)

**Elevator Access** to all floors

**Designated Covered Parking Space**

**Private Storage Room****Exceptional Complex Amenities:**

Part of a small, well-maintained complex of only two low-rise blocks (10 & 8 units).

Intimate community feel with minimal common charges.

Beautifully maintained communal gardens and surroundings.

Secure and peaceful environment.

**Prime Location Benefits:**

**Just 3.4km** to the nearest beaches and the famous Livadia coastline.

**Only 17.5km** from Larnaca International Airport (LCA), ensuring easy arrivals and departures.

Close to all essential amenities: supermarkets, local shops, cafes, and banks.

Excellent road connections to Larnaca city center and the highway.

This is a rare opportunity to own a hassle-free property in a fantastic location without the crowds of a large development. It represents a superb investment, either as a permanent residence or a lucrative rental opportunity.

**Contact us today to arrange a private viewing!**

