

<b>Property Code:</b>	A9934	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - Livadia	<b>Internal Area:</b>	76 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:**

Communal Pool      Covered Parking      Elevator      Gym  
Kid's Play Area

**Description:**

## 2 Bed Apartment for sale in Livadia

This is an exclusive residential development nestled in the prestigious and highly sought-after **Livadia area**, this landmark project redefines modern luxury living.

Situated in proximity to private schools and supermarkets and just 1.5 KM from the beach, the New Marina of Larnaca and the American University of Cyprus offer unparalleled convenience in an exceptional location.

The project consists of **33 one-bedroom apartments** and **16 two-bedroom apartments**, each thoughtfully designed to provide spacious, elegant, and contemporary living spaces. The penthouses feature **private rooftop gardens**, offering breathtaking views of the serene surroundings, perfect for relaxation and entertainment. Every apartment includes a dedicated parking bay and a storage room for added convenience.

Showcasing a sophisticated architectural design, the project boasts premium finishes, including Italian marble accents, expansive glass-fronted balconies, and a meticulously planned layout to ensure both privacy and functionality.

Residents will enjoy access to an **exclusive communal pool**, a **kids pool**, a **modern fitness center** and a **Kids Playground** enhancing the quality of life and encouraging a balanced lifestyle.

With sustainability in mind, the project achieves an **energy efficiency grade "A"** through the use of photovoltaic panels for renewable energy production. This ensures eco-friendly living and reduced electricity costs for homeowners.

