

<b>Property Code:</b>	A10063	<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>	2026	<b>Status:</b>	Under Construction
<b>VAT:</b>	+ VAT		

**Property features:**

Covered Parking      Elevator      Storage

**Description:**

## **Coastal Comfort: Modern 2-Bedroom Apartment with Large Veranda in Livadia**

**Embrace a life of convenience and comfort with this charming two-bedroom, second-floor apartment for sale in the popular residential area of Livadia, Larnaca.**

This property is an excellent find for those seeking a functional and modern home in a well-connected location. Part of a small, well-maintained complex comprising just two low-rise blocks (8 and 10 units respectively), it offers a sense of community without the density of larger developments.

The apartment is intelligently designed with a generous covered area of 76m<sup>2</sup>. It features a practical open-plan layout combining the living and dining areas, which opens directly onto a fantastic **covered veranda of 18m<sup>2</sup>**. This expansive outdoor space is perfect for alfresco dining, entertaining, or simply relaxing as a seamless extension of your living area.

The two comfortable bedrooms provide peaceful retreats, and the apartment is served by a modern bathroom. Additional practicalities include a private storage room and pre-installation for air-conditioning.

**Key Features:**

**Two Comfortable Bedrooms**

**Open-Plan Living/Dining Area**

**Very Large Covered Veranda (18m<sup>2</sup>)**

**Allocated Covered Parking Space**

**Private Storage Room**

**Provision for Air-Conditioning**

**Modern Elevator Access**

**Total Covered Area: 76m<sup>2</sup>**

**The Location:**

Livadia is one of Larnaca's most desirable suburbs, known for its local amenities, community feel, and excellent access to the city. You are just **3.4km from the nearest beach** and the famous Larnaca Promenade (Foinikoudes), easily reached within a few minutes' drive. The property's position is also highly convenient for travel, located **only 17.5km from Larnaca International Airport**, providing a quick transfer for holidays or travel.

This apartment represents a fantastic opportunity for first-time buyers, small families, or investors looking for a property with strong rental potential in a prime Larnaca location.

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

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**Bullet Point Summary:**

**Location:** Livadia, Larnaca

**Property Type:** 2nd Floor Apartment

**Bedrooms:** 2

**Bathrooms:** 2

**Covered Area:** 76m<sup>2</sup>

**Covered Veranda:** 18m<sup>2</sup>

**Complex:** 2 blocks (8 & 10 units)

**Parking:** Allocated Covered

**Other:** Elevator, Storage Room, Provision for A/C

**Key Distances:** Sea 3.4km, Larnaca Airport 17.5km

**MODERN 2-BED APT WITH LARGE  
VERANDA IN LIVADIA**

€ 225 000



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