

<b>Property Code:</b>	A7660	<b>Type:</b>	Sale - Building
<b>Location:</b>	Larnaca - Livadia	<b>Internal Area:</b>	803 m <sup>2</sup>
<b>Year of construction:</b>	2028	<b>Status:</b>	Off Plan
<b>VAT:</b>	+ VAT		

**Property features:**

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Covered Parking      Elevator

**Description:**

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**Building in Livadia for sale**

Residential building - Livadia coastal area with excellent ROI potential

A beautifully designed residential building for sale consisting of 11 units, excellently located in the Livadia coastal region, on the Larnaca - Dekelia road, only 250m from the sea, probably the best real estate investment in Larnaca for capital appreciation.

The project offers a great investment opportunity with high buy-to-rent potential. The area with high indicators of growth and near future development, is rapidly becoming a place of attraction for residents of Cyprus and foreign investors due to the new Larnaca Port and Marina Development project "Land of Tomorrow" and the multimillion investments in the coastal Larnaca-Dekelia road.

The project's cul-de-sac positioned only a few meters from the sea, combines a peaceful relaxing vibe to its residents with easy access to all amenities such as shops, restaurants and a shopping mall.

The Residence comprises of 1- and 2-bedroom apartments. There are a total of 11 units positioned on 3 floors plus a roof garden on a contemporary designed building with unique and modern architecture, offering luxurious and functional living spaces. Two of the top-floor apartments enjoy private access to their individual roof garden with full sea view and barbecue area as well as an extra room and WC shower and storage.

Lastly, the two top-floor apartments will have net metering, a photovoltaic system, a Jacuzzi bar, 3-phase electric power and provision for underfloor heating.

**DETAILS:**

- 250m from sea
- 500m from the New Marina project "Land of Tomorrow"
- 5-minute drive to the popular Finikudes seafront and Larnaca town centre
- 285m from the American University of Cyprus
- 15-minute drive to Larnaca International Airport

- Easy access to highway linking all major towns in Cyprus
- A class Energy efficiency.
- Master bedrooms with en-suite
- Extra room with shower/wc on roof garden
- Large verandas
- Additional covered/uncovered area on the roof garden for two of the top-floor apartments.
- Covered allocated parking and storage
- Highest quality Construction
- Air-condition Provision
- High-quality KONE elevator - key card function
- cul-de-sac project

A great opportunity in this up-and-coming area of Larnaca that should not be missed!

Offering the highest quality in construction, in the best locations!

Contact us for more details.

# RESIDENTIAL BUILDING IN LIVADIA

€ 3 700 000

€ ~~3 800 000~~

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