

<b>Property Code:</b>	A10617	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - Livadia	<b>Internal Area:</b>	86 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Year of construction:</b>	2028	<b>Status:</b>	Off Plan
<b>VAT:</b>	+ VAT		

**Property features:**

Covered Parking	Elevator	Roof Garden	Storage
Top Floor Apartment (Penthouse)			

**Description:**

## 2 Bedrooms Apartment in Livadia

Discover modern, low-density living in this bright and practical 2nd-floor apartment, perfectly positioned in the sought-after area of Livadia. Part of an exclusive block of just 12 units, this property offers a rare blend of space, comfort, and convenience.

**KEY FEATURES:**

**Spacious Layout:** A comfortable 86m<sup>2</sup> of covered living space, thoughtfully designed for easy living.

**Outdoor Oasis:** A generous 22m<sup>2</sup> **covered veranda** - a true extension of your living area, perfect for dining, relaxing, and enjoying the Cypriot climate year-round.

**Prime Location:** Just **approximately 1,5km from the sea**, enjoy easy strolls to the beach and seafront amenities. Located **only 10km from Larnaca International Airport**, ideal for travel or welcoming guests.

**Excellent Building Amenities:** Benefit from a **resident elevator**, a **private covered parking space**, and an additional **storage room** for extra convenience.

**Exclusive Community:** Enjoy peace and privacy in a well-maintained block with **only 12 units** in total.

**PROPERTY DETAILS:**

**Bedrooms:** 2

**Bathrooms:** 2

**Covered Area:** 86 m<sup>2</sup>

**Covered Veranda:** 22 m<sup>2</sup>

**Floor:** 2nd (with elevator access)

**Parking:** 1 Covered Space

**Extras:** Storage Room, 27m<sup>2</sup> roof garden

**IDEAL FOR:**

First-time buyers seeking a modern, low-maintenance home.

Investors looking for a desirable rental property with strong holiday and long-term rental potential.

Anyone wanting a lock-up-and-leave residence close to the sea and airport.

Embrace a lifestyle of ease and accessibility. This apartment offers everything you need for permanent living or a perfect holiday home.

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



