

<b>Property Code:</b>	A10974	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - Livadia	<b>Internal Area:</b>	84 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	3
<b>Year of construction:</b>	2027	<b>Status:</b>	Under Construction
<b>VAT:</b>	+VAT		

**Property features:**

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

**Description:**

**Exclusive Penthouse for Sale in Livadia - Roof Garden of 93m<sup>2</sup>!**

We are pleased to offer this stunning **penthouse** located in the sought-after area of Livadia. Situated on the **2nd floor** of an exclusive block of just **8 units**, this property offers the privacy and space of a home with the convenience of modern apartment living.

**Property Highlights:**

**Internal Area:** 84 m<sup>2</sup> of bright and functional living space.

**Veranda:** 17 m<sup>2</sup> covered veranda, perfect for enjoying your morning coffee.

**Roof Garden:** A spectacular **PRIVATE 93 m<sup>2</sup> roof garden!** Accessed via internal stairs, this is the ultimate space for outdoor entertaining, dining al fresco, or simply relaxing with panoramic views.

**Bathrooms:** 3 (including guest WC).

**Parking:** Includes a dedicated covered parking space.

**Storage:** Separate storage room of 4.5 m<sup>2</sup>.

**Extra:** Elevator access to all floors.

**Prime Location:**

Enjoy the coastal lifestyle, located just **1.5km from the sea**. With Larnaca International Airport only **19km away**, travel is a breeze. Livadia offers a wonderful mix of local amenities, taverns, and easy access to Larnaca Marina.



