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<b>Property Code:</b>	A11274	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - Livadia	<b>Internal Area:</b>	88 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:**

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Air Conditioning	Communal Pool	Covered Parking	Elevator
Kid's Play Area	Provision for Central Heating	Storage	

**Description:**

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## 2 Bedroom Apartment For Sale In Livadia

A modern 2-bedroom apartment located in Livadia, ideally positioned near the beach. Set within a secure gated complex in a quiet neighbourhood, the property combines contemporary design with comfort and convenience.

Inside, the apartment features an open-plan kitchen and dining area, offering a bright and functional living space. It is fully equipped with split-system air conditioning and independent central heating, ensuring year-round comfort. Energy efficiency is enhanced through solar photovoltaic panels and a solar water heater.

The development offers excellent communal facilities, including a swimming pool, elevator, and a children's playground, making it suitable for both families and professionals. Additional benefits include a private storage room and a security alarm system.

A spacious balcony provides attractive city views, perfect for relaxing outdoors. With easy access to the highway and main roads, and close proximity to the beach, local amenities, and key upcoming developments in the area, this property offers both lifestyle and investment appeal in one of Livadia's growing locations.

**MODERN APARTMENT FOR SALE IN  
LARNACA**

€ 265 000



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