

Property Code:	A11716	Type:	Sale - Apartment
Location:	Larnaca - Livadia Tourist Area	Internal Area:	79 m ²
Bedrooms:	2	Bathrooms:	2
Year of construction:	2026	Status:	Under Construction
VAT:	+ VAT		

Property features:

Covered Parking	Elevator	Storage	Top Floor Apartment (Penthouse)
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Description:

Seaside Lifestyle in Livadia | 2-Bedroom Apartment | 200m from the Sea

Positioned in one of Larnaca's most desirable coastal corridors, this well-appointed two-bedroom apartment places you just 200 metres from the Mediterranean shoreline — close enough to hear the sea, yet set within a boutique residential block of only 12 units.

Located in the sought-after Livadia tourist area, the property strikes an ideal balance between resort-style living and everyday convenience, with local amenities, seafront promenades, and easy access to Larnaca city centre all within reach.

Property Highlights

2 bedrooms | 4th floor
Covered living area: 79 m²
Covered veranda: 15 m²
Covered parking space: 11.52 m²
Private storage unit: 3.70 m²
Elevator in building
Boutique block of just 12 units
200 m to the sea
13 km from Larnaca International Airport

Space & Comfort

With 84 m² of interior living space complemented by a generous 15 m² covered veranda, this apartment is thoughtfully proportioned for year-round comfort. Whether you are enjoying morning coffee overlooking the surroundings or entertaining guests in the evening breeze, the veranda

extends your living space in the way that only coastal Cyprus living can offer.

The covered parking and private storage add practical value that buyers in this price bracket will genuinely appreciate — particularly for those considering the property as a permanent residence or holiday home with extended stays.

Location & Connectivity

Livadia sits within the greater Larnaca district, a coastal township that has steadily grown in popularity among both local buyers and international investors. The area offers a relaxed, residential feel while remaining well-connected: Larnaca city is minutes away, and the international airport is just 13 km — a compelling advantage for frequent travellers and those managing a rental investment remotely.

Ideal For

This apartment is well suited to permanent residents seeking a manageable, low-maintenance coastal home; holiday buyers looking for a private seaside retreat in a quiet, small-scale development; and rental investors targeting the Larnaca tourist corridor.



