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|------------------------|--|-----------------|---------------------|
| <b>Код Объекта:</b>    | A10344   | <b>Тип:</b>     | Продажа - Apartment |
| <b>Местоположение:</b> | Ларнака - Livadia Tourist Area New Marina Area | <b>Площадь:</b> | 80 м <sup>2</sup>   |
| <b>Спальни:</b>        | 2  | <b>Ванные:</b>  | 2                   |
| <b>Год постройки:</b>  | 2027   | <b>Статус:</b>  | С планов            |
| <b>НДС:</b>            | + VAT  |                 |                     |

**Особенности недвижимости:**

Covered Parking Elevator Storage

**Описание:**

## Beachside Bliss! Modern 2-Bed, 2-Bath Apartment in Livadia, Just 250m from the Sea

Embrace the ultimate Cypriot lifestyle in this beautifully presented 2-bedroom, 2-bathroom apartment, located in the highly sought-after tourist area of Livadia. Situated on the 1st floor with elevator access, this property is the perfect choice for those seeking proximity to the sea, modern comforts, and a superb investment.

Step inside to discover a bright and spacious 80m<sup>2</sup> living area, designed for both relaxation and entertaining. The master bedroom benefits from its own en-suite bathroom, offering a private retreat. The piece de resistance is the massive 19m<sup>2</sup> covered veranda, an extension of your living space where you can enjoy sunny days and cool evenings all year round.

**Property Highlights:**

**Bedrooms:** 2 Spacious Doubles

**Bathrooms:** 2 (including en-suite)

**Covered Area:** 80m<sup>2</sup>

**Veranda:** 19m<sup>2</sup> (Covered)

**Parking:** Covered Dedicated Space

**Additional:** Elevator, Private Storage Room

**Block Size:** A manageable 18 units

**Location:** Livadia, Larnaca

**Unbeatable Location:**

The golden sands and Mediterranean sea are just a **250-meter (3-minute) walk** from your doorstep. Explore the array of tavernas, cafes, and shops in lively Livadia. For travel, **Larnaca International Airport is only a 12km (15-minute) drive away**, making arrivals and departures effortless.

This apartment offers a rare opportunity for a high-quality holiday home, a lucrative rental investment, or a permanent residence by the sea. Don't miss out - viewings are highly recommended.



