

Код Объекта:	A10548	Тип:	Продажа - Apartment
Местоположение:	Ларнака - Livadia Livadia Tourist Area	Площадь:	50 м <sup>2</sup>
Спальни:	1	Ванные:	1
Год постройки:	2028	Статус:	В стадии строительства
НДС:	+ VAT		

**Особенности недвижимости:**

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

**Описание:**

## Exclusive Penthouse with Private Roof Garden | Livadia (Land of Tomorrow)

Welcome to a rare opportunity to own a modern, sun-drenched penthouse on the 4th floor in the up-and-coming "Land of Tomorrow" area of Livadia, Larnaca. This property masterfully combines boutique living with expansive private outdoor space, offering a unique urban sanctuary just moments from the sea.

**Property Highlights:**

**Prime Boutique Living:** Part of an exclusive, low-density development with only **16 units** in the block, ensuring privacy and a sense of community.

**Unmatched Outdoor Lifestyle:** This penthouse is defined by its generous outdoor areas. Enjoy a **13m<sup>2</sup> covered veranda** off the living space, perfect for all-day shade, alongside a breathtaking **23m<sup>2</sup> private roof garden**—your own panoramic oasis for sunbathing, entertaining, or creating a green retreat.

**Modern & Efficient Layout:**

**Covered Area:** 50m<sup>2</sup> of bright, contemporary living space.

**Bedrooms:** 1 spacious double bedroom.

**Bathrooms:** 1 modern, well-appointed bathroom, offering convenience and privacy.

**Full Building Amenities:** Includes a **covered parking space**, a **private storage room**, and a **modern elevator** for effortless access.

# **PENTHOUSE WITH PRIVATE ROOF GARDEN IN LIVADIA**

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€ 280 000

## **The Location - Land of Tomorrow, Livadia:**

Positioned in one of Larnaca's most promising and convenient neighborhoods, you are perfectly placed:

**Just 1km from Livadia Beach** - an easy stroll to the sandy coastline and crystal-clear waters.

**Approx. 12km from Larnaca International Airport (LCA)** - ensuring easy travel connections.

Enjoy local amenities, cafes, and the authentic charm of Livadia village, with quick access to the city center and the vibrant New Marina.

## **Ideal For:**

The discerning buyer or investor seeking a lock-and-leave lifestyle with exceptional outdoor potential. This penthouse is perfect for those who value privacy, modern design, and a fantastic location between the serene sea and the city's pulse.

**5 year Warranty applies to the Exterior Renders!!!**

**3 year Warranty applies to the Internal Technical Specifications!!!**

**A unique offering where boutique living meets sky-garden luxury. Contact us today to arrange a private viewing.**

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