

## 2 BEDROOMS APARTMENT WITH EXPANSIVE VERANDA

€ 280 000

Код Объекта:	A10587	Тип:	Продажа - Apartment
Местоположение:	Ларнака - Livadia	Площадь:	76 м <sup>2</sup>
Спальни:	2	Ванные:	2
Год постройки:	2027	Статус:	В стадии строительства
НДС:	+ VAT		

### Особенности недвижимости:

Communal Pool      Covered Parking      Elevator      Storage

### Описание:

## STYLISH & CONVENIENT 2 BEDROOMS APARTMENT WITH EXPANSIVE VERANDA | LIVADIA

Discover modern, low-density living in this bright and practical 2nd-floor apartment, perfectly positioned in the sought-after area of Livadia. Part of an exclusive block of just 17 units, this property offers a rare blend of space, comfort, and convenience.

### KEY FEATURES:

**Spacious Layout:** A comfortable 76m<sup>2</sup> of covered living space, thoughtfully designed for easy living.

**Outdoor Oasis:** A generous 22m<sup>2</sup> **covered veranda** - a true extension of your living area, perfect for dining, relaxing, and enjoying the Cypriot climate year-round.

**Prime Location:** Just **approximately 1km from the sea**, enjoy easy strolls to the beach and seafront amenities. Located **only 18km from Larnaca International Airport**, ideal for travel or welcoming guests.

**Excellent Building Amenities:** Benefit from a **resident elevator**, a **private covered parking space**, and an additional **storage room** for extra convenience.

**Exclusive Community:** Enjoy peace and privacy in a well-maintained block with **only 17 units** in total.

### PROPERTY DETAILS:

**Bedrooms:** 2

**Bathrooms:** 2

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**Covered Area:** 76 m<sup>2</sup>

**Covered Veranda:** 22 m<sup>2</sup>

**Floor:** 2nd (with elevator access)

**Parking:** 1 Covered Space

**Extras:** Storage Room

### **IDEAL FOR:**

First-time buyers seeking a modern, low-maintenance home.

Investors looking for a desirable rental property with strong holiday and long-term rental potential.

Anyone wanting a lock-up-and-leave residence close to the sea and airport.

Embrace a lifestyle of ease and accessibility. This apartment offers everything you need for permanent living or a perfect holiday home.

**Contact us today to arrange a viewing!**

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