

<b>Property Code:</b>	ar7659	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - Livadia	<b>Internal Area:</b>	80 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Year of construction:</b>	2025	<b>Status:</b>	Under Construction

**Property features:**

3rd Floor Apartment    Covered Parking    Elevator    Penthouse  
Roof Garden

**Description:****Apts in Livadia for sale**

This is a new apartment block, part of a modern residential cul-de-sac development, located in an excellent area of the coastal town of Livadia. It is close to the sea, with easy access to Larnaca centre, in a quiet area that offers all amenities while at the same time giving the neighbourhood feeling to its residents. With the imminent commencement of the New Larnaca Port and Marina, one of the largest investment projects in Cyprus, the region of Livadia has become one of the most sought-after areas for property investment. A block of 6 two-bed apartments. It is a contemporarily designed building, offering functional and stylish living spaces. The southeast orientation provides natural light in living spaces, highlighting the clean lines and detailed finishes. The independent positioning of the units offers maximum privacy. There are only two apartments on each of the three floors, with the third-floor units enjoying private and individual access to a large roof garden on the 4th floor with its barbeque area and an extra WC shower and room that can be converted into a 3<sup>rd</sup> bedroom. Furthermore, these top-floor units will have the option for net metering and a photovoltaic system.

2 Ensuite bedrooms

Guest wc + extra on RG

Covered Areas per flat: approx. 80 m<sup>2</sup> + 50.8 m<sup>2</sup> RG

Verandas: 18-20 m<sup>2</sup>

cul-de-sac project

Allocated covered parking and Storage

High-quality KONE Elevator

1.16km from the sea

1.5km/ 5-minute drive from New Marina

5-minute drive to the Finikudes seafront and Larnaca town centre

all amenities within close proximity

1km from the American University of Cyprus

Close to the highway linking all major towns in Cyprus

15 minutes from Larnaca International Airport

A great opportunity in this up-and-coming area of Larnaca that should not be missed! Contact us for more details.

