

<b>Property Code:</b>	ar7682	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - Livadia	<b>Internal Area:</b>	110 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	3
<b>Status:</b>	Off Plan		

**Property features:**

5th Floor Apartment	Communal Pool	Covered Parking	Elevator
Gym	Jacuzzi	Penthouse	Sauna
Storage	Top Floor Apartment		

**Description:**

### 3 Bed Penthouse in Livadia

This is a prestigious property development of 5 buildings located in the highly sought-after **Livadia area**, just a stone's throw away from the seafront. With its prime location and exciting nearby developments, offers an exceptional opportunity for residents and businesses alike.

**Residential Excellence:**

The project boasts four residential blocks, comprising a total of **60 modern and luxurious apartments**. Each apartment has been thoughtfully designed to provide the utmost comfort and style, ensuring a truly elevated living experience. From spacious living areas to sleek finishes, every detail has been meticulously crafted to meet the highest standards.

**Unparalleled Amenities:**

Residents will enjoy a range of exceptional amenities, designed to enhance their lifestyle. Dive into the refreshing **swimming pool**, relax in the invigorating **jacuzzi area**, or stay fit and active in the state-of-the-art **gym**. For those seeking ultimate relaxation, the **sauna** provides a tranquil retreat. These amenities create a perfect balance of health, wellness, and leisure, catering to the diverse needs of residents.

**Thriving Commercial Building:**

In addition to the residential blocks, this project also features a dynamic commercial building that includes a variety of shops and three levels of offices. This creates a vibrant hub for businesses, offering a prime location for entrepreneurs and professionals looking to establish or expand their operations. With ample parking space available underground, convenience is at the forefront of this commercial offering.

**Strategic Location:**

This project benefits from its strategic location in the heart of a rapidly developing area. The nearby **Land of Tomorrow** project and the local authorities' plans to transform the Old Oil & Gas

storage area into **green spaces**, a **university**, and other facilities, make this an area of significant investment and growth. Residents and business owners will have easy access to a range of amenities, including parks, restaurants, shopping centers, schools, and hospitals. The proximity to the American University further adds to the appeal of this location, making it an ideal choice for students, faculty, and staff.

