



#10416

# Modern 1 Bedroom Apartment in Livadia Larnaca (10416)

📍 Livadia, Larnaca

€155,000 +VAT





# Overview

## Specifications

Bedrooms



Bathrooms



Covered

51 m<sup>2</sup>

|                      |                    |
|----------------------|--------------------|
| Type                 | <b>Apartment</b>   |
| Toilets              | <b>1</b>           |
| Status               | <b>Off plan</b>    |
| Year of construction | <b>2027</b>        |
| Furnished            | <b>Unfurnished</b> |

|                           |                 |
|---------------------------|-----------------|
| Structure                 | <b>Concrete</b> |
| Facade                    | <b>Concrete</b> |
| Communal charge frequency | <b>Monthly</b>  |
| Energy efficiency rating  | <b>A</b>        |

## Description

Modern 1 Bedroom Apartment in Livadia Larnaca (10416)

For sale, this exciting off-plan apartment in Livadia offers a modern living experience with a planned completion date in January of 2027. Spanning an internal space of 51 m<sup>2</sup> and a covered veranda of 13.5m<sup>2</sup>, this one-bedroom, one-bathroom unit is situated on the first floor of a two-story building equipped with an elevator, ensuring both comfort and convenience.

Livadia is renowned for its beautiful beaches, vibrant local culture, and proximity to various amenities. Enjoy easy access to shops, cafes, and parks, making it an ideal place for both relaxation and active living. The area combines a calm atmosphere with the buzz of nearby urban life, perfect for anyone seeking a balanced lifestyle.

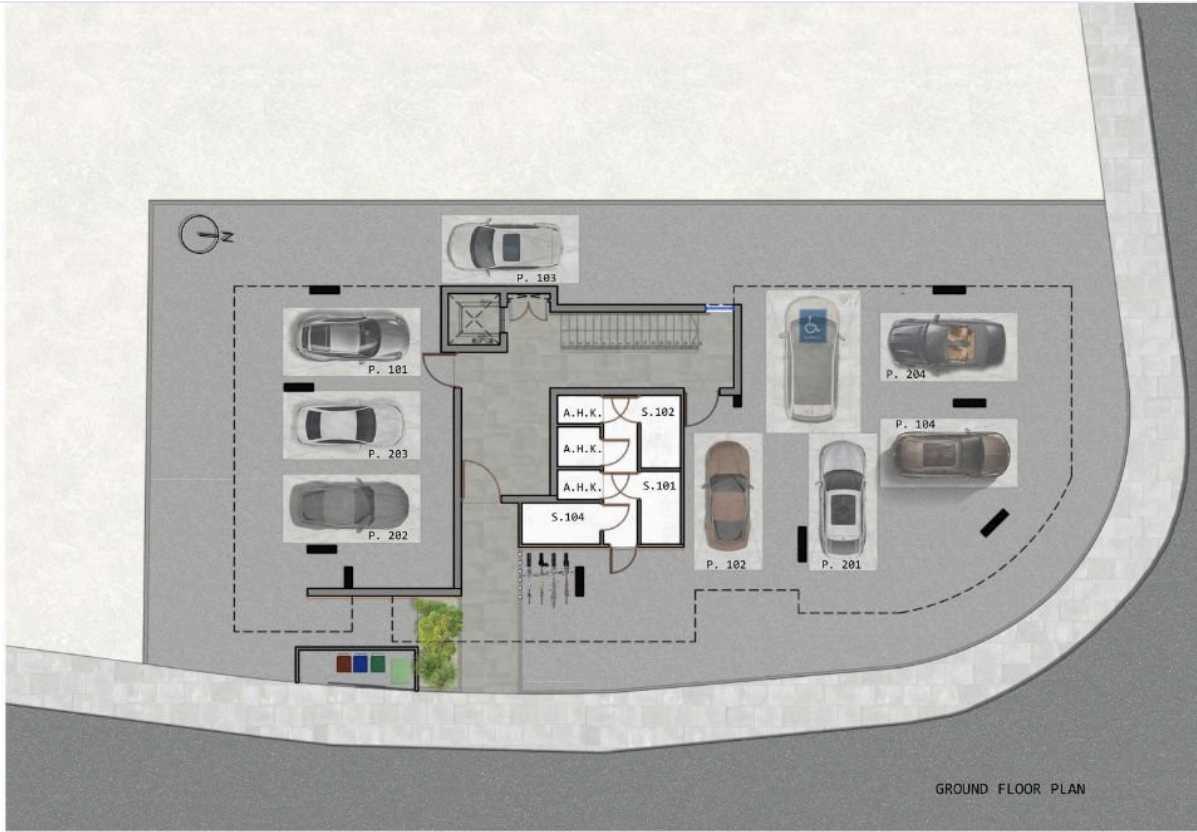
With an impressive energy efficiency rating of A, this apartment is designed to be eco-friendly while offering a contemporary aesthetic. The space comes unfurnished, allowing you to personalize it to your taste.

Don't miss out on this fantastic opportunity to invest in a property that stands out in the heart of Livadia. Contact Lextrus Real Estate today to learn more and secure your future home.





# Floor plans



## PLANS - First Floor



| FLOOR     | UNIT NO.       | INTERNAL AREA (SQ.M) | ROOF GARDEN STAIRCASE | NBR OF BEDROOMS | COVERED BALCONY (SQ.M) | UNCOVERED BALCONY (SQ.M) | ROOF GARDEN | FLOWER BED (SQ.M) | TOTAL AREA (SQ.M) |
|-----------|----------------|----------------------|-----------------------|-----------------|------------------------|--------------------------|-------------|-------------------|-------------------|
| 1ST FLOOR | FLAT 101       | 54.5                 |                       | 1               | 10.5                   |                          |             |                   | 65                |
|           | FLAT 102       | 51                   |                       | 1               | 13.5                   |                          |             |                   | 64.5              |
|           | FLAT 103       | 50.5                 |                       | 1               | 9.3                    |                          |             |                   | 59.8              |
|           | FLAT 104       | 77.5                 |                       | 2               | 30                     |                          |             |                   | 107.5             |
|           | COMMUNAL AREAS | 27.25                |                       |                 |                        |                          |             |                   | 324.05            |



# Additional information

## Facilities

Aircondition, Provision

Parking, Covered

Elevator

Solar water heater

Heating, Provision

Storage

## Features

Balcony

CCTV (provision)

Connected to electric mains

Energy efficient doors/windows

Granite countertops

Open plan

Rental potential

Thermal insulation

Bright

Ceramic tiles

Double glazing

Entrance gate

Investment opportunity

Pipe-in-pipe plumbing system

Shower

Veranda

CCTV

Combined kitchen and dining area

Easy access to main roads

Entrance gate, automated

Near amenities

Pressurized water system

Sound insulation

## Distances

Amenities

 1.5 km

Airport

 10 km

Sea

 3.8 km

Public transport

 450 m


Schools

 220 m

## Contact us



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