

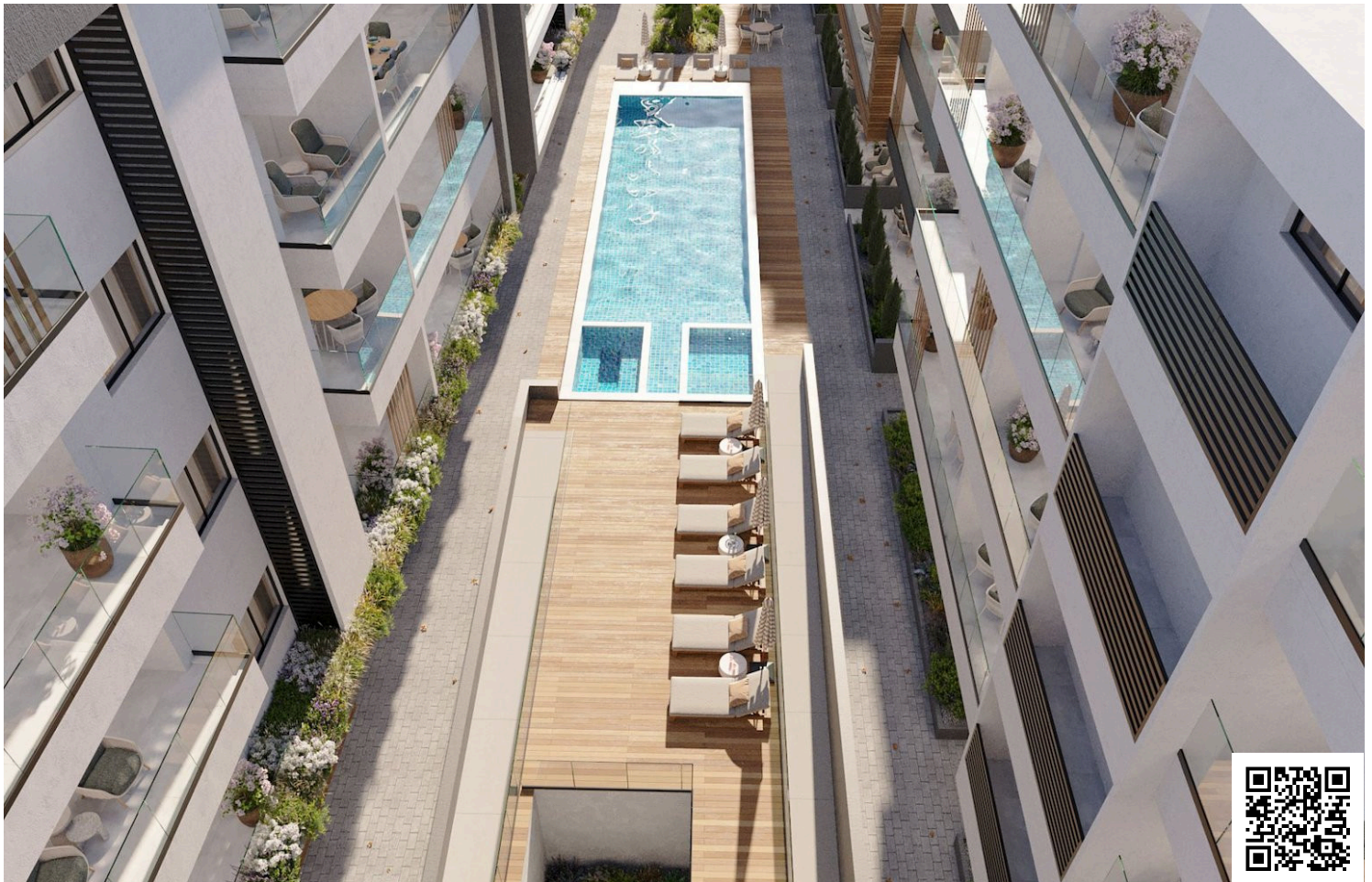


#12747

# "Prime 2-Bedroom Apartment in Livadia in Larnaca , Steps From Land Of Tomorrow!"(12747)

📍 Livadia, Larnaca

**€450,470** +VAT













# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 2		 83.5 m <sup>2</sup>	
Type		Apartment			
Toilets		2			
Status		Off plan			
Year of construction		2028			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Communal charge frequency		Monthly			
Energy efficiency rating		 A			

## Description

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Priced at €450.470 +VAT

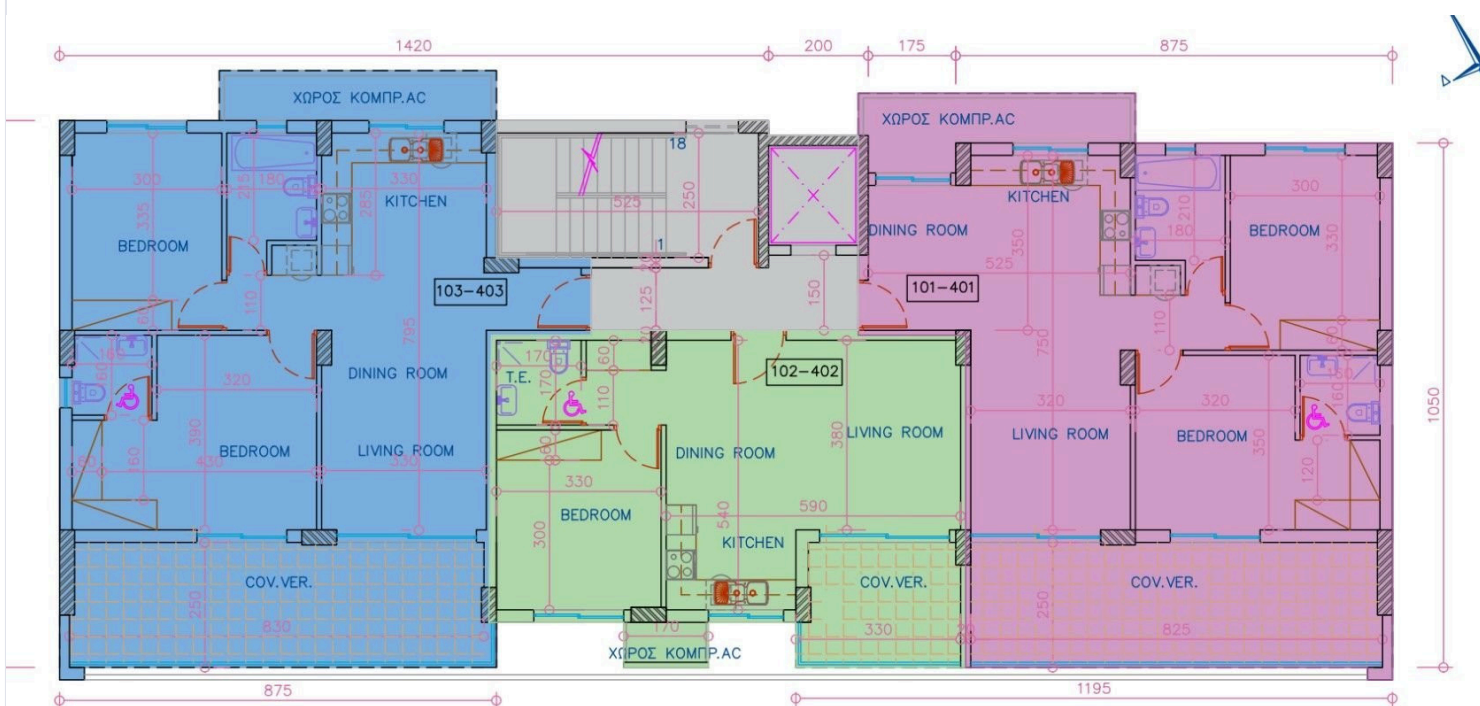
This spacious 83.5 <sup>2</sup> first-floor apartment features two elegantly designed bedrooms and two bathrooms, providing ample space for comfortable living. The apartment is part of a new development that blends contemporary design with cutting-edge energy-efficient features, earning an A-rated energy efficiency rating. With construction set to begin in Q4 2025, the project is expected to complete within 2.5 to 3 years, depending on the block, with final completion anticipated by Q1 2028.

Located in the heart of the vibrant Livadia neighborhood, just steps away from the Land of Tomorrow project in Larnaca, this stunning off-plan apartment offers an incredible opportunity for modern living. Boasting proximity to key landmarks such as the Nautical Club (400m), American University (1km), Port (3km), and Metropolis Mall (7.5km), this residence promises both convenience and luxury.

This modern apartment offers luxury amenities including a communal swimming pool, fully equipped gym, sauna, covered parking, and secure gated access. Enjoy the convenience of a provision for air conditioning and heating, solar water heater, and photovoltaic panels. With double-glazed windows, energy-efficient doors, granite countertops, high-quality ceramic tiles, and a pressurized water system, every detail has been thoughtfully designed. Additional features include an en-suite shower, bright living area with city views, CCTV security, and easy access to major roads and highways, ensuring both comfort and peace of mind.



# Floor plans



ΚΑΤΟΨΗ 101-401 ΟΡΟΦΟΤ  
BLOCK A



# Additional information

## Facilities

Aircondition, Provision

Heating, Provision

Pool, Communal

Solar water heater

Gated complex

Outdoor shower

Sauna

Storage

Gym

Parking, Covered

Solar photovoltaic panels (provision)

## Features

Balcony

Ceramic tiles

Connected to electric mains

Easy access to main roads

Entrance gate

Granite countertops

Near amenities

Pressurized water system

Thermal insulation

Bright

City view

Double glazing

En suite shower

Entrance gate, automated

Investment opportunity

Near bus route

Rental potential

Veranda

CCTV (provision)

Combined kitchen and dining area

Easy access to highway

Energy efficient doors/windows

Fitted wardrobes

Modern design

Open plan

Shower

Walking distance to beach

## Distances

Amenities

 200 m

Airport

 20 km

Sea

 300 m

Public transport

 200 m

Schools

 1 km


Resort

 2 km

## Contact us



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