



#12796

# Two Bedroom Top Floor Apartment in Livadia Larnaca (12796)

📍 Livadia, Larnaca

€238,000 +VAT











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 2		 76 m <sup>2</sup>	
Type	Apartment			Structure	Concrete
Toilets	2			Facade	Concrete
Status	Under construction			Communal charge	€25
Year of construction	2026			Communal charge frequency	Monthly
Furnished	Unfurnished			Energy efficiency rating	 A

## Description

Located in the peaceful and fast-developing area of Livadia, Larnaca, this under-construction top-floor apartment offers a perfect blend of modern design, functionality, and investment potential. Boasting a covered internal area of 76 m<sup>2</sup>, along with spacious covered (17.7 m<sup>2</sup>) and uncovered verandas (70 m<sup>2</sup>), this bright and airy 2-bedroom, 2-bathroom home is ideal for comfortable everyday living or a smart buy-to-let opportunity. Currently under construction with completion expected in November 2026.

Situated on the top floor of a stylish two-story building, the apartment features an open-plan living and kitchen area with high-quality finishes such as granite countertops, thermal insulation, and double-glazed aluminium windows. It also includes provisions for air conditioning and heating, a covered parking space, 4 m<sup>2</sup> of private storage, and access to an elevator.

With an Energy Efficiency rating of A, low communal fees (€25/month), and excellent connectivity to the sea (1.7 km), schools, public transport, and Larnaca International Airport (10 km), this property is designed for both convenience and long-term value.

Ideal for families, professionals, or investors, this apartment offers quiet surroundings, easy access to main roads and highways, and is just 500 m from local amenities.



# Additional information

## Facilities

Aircondition, Provision

Parking, Covered

Elevator

Solar water heater

Heating, Provision

Storage

## Features

Balcony

Connected to electric mains

Easy access to main roads

Modern design

Open plan

Roof garden

Veranda, large

Bright

Double glazing

Granite countertops

Near amenities

Quiet area

Thermal insulation

Combined kitchen and dining area

Easy access to highway

Investment opportunity

Near bus route

Rental potential

Veranda

## Distances

Amenities



500 m

Airport



10 km

Sea



1.7 km

Public transport



900 m

Schools



1 km

## Contact us



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