

#12799

# Three Bedroom First Floor Apartment in Livadia Larnaca (12799)

Livadia, Larnaca

€235,000 +VAT

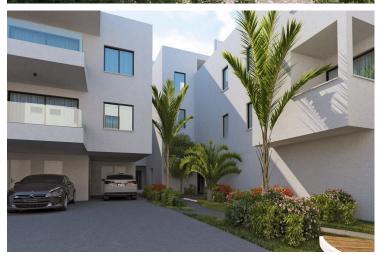






















### **Overview**

#### **Specifications**

Bedrooms Bathrooms Covered

T 3 2 2 1 98 m

Type Apartment
Toilets 2
Status Under construction
Year of construction 2026
Furnished Unfurnished

Structure Concrete
Facade Concrete
Communal charge €25
Communal charge frequency Monthly
Energy efficiency rating

#### **Description**

Located in the peaceful and fast-developing area of Livadia, Larnaca, this under-construction first-floor apartment offers a perfect blend of modern design, functionality, and investment potential. Boasting a covered internal area of  $98m^2$ , along with covered verandas ( $21.5m^2$ ), this bright and airy three-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 first 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, 3 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 Elevator Heating, Provision

Parking, Covered Solar water heater Storage

**Features** 

Combined kitchen and dining area Balcony Bright

Connected to electric mains Double glazing Easy access to highway

Easy access to main roads Granite countertops Investment opportunity

Modern design Near amenities Near bus route

Open plan Quiet area Rental potential

Thermal insulation Veranda Veranda, large

**Distances** 

Amenities

500 m

Airport

10 km

Sea

1.7 km

Public transport



900 m

Schools



1 km

Contact us



Stefania Spyridou

(+357) 99810880

stephaniaspyridou@gmail.com



