

DP-CY17372/DRE\_3384

# Two Bedroom Apartment in Leivadia, Larnaca in Leivadia, Larnaka

Leivadia, Larnaka Apartment  
Price

€346,000

\* Subject to VAT



# Description

The property is a two-bedroom apartment in Livadia, Larnaca, offering 79.7 sqm of internal space, 17.7 sqm of covered verandas, and 50.8 sqm of uncovered verandas. Estimated delivery is February 2026. It is situated in a brand-new apartment block within a modern residential cul-de-sac development, designed for comfort, privacy, and contemporary living. This top-floor apartment enjoys private and individual access to a large roof garden on the 4th floor, complete with a barbeque area, an additional WC-shower, and a multipurpose room that can be converted into a third bedroom or guest suite. Furthermore, the unit offers the option for net metering and a photovoltaic system, providing an energy-efficient and sustainable lifestyle. Located in one of the most desirable areas of the coastal town of Livadia, the property is close to the sea and offers easy access to Larnaca town centre. The neighborhood is peaceful and well-developed, offering all essential amenities such as schools, shops, supermarkets, and cafes, while maintaining a true residential feel. With the imminent commencement of the New Larnaca Port and Marina, one of the largest investment projects in Cyprus, Livadia has become one of the most sought-after areas for property investment. The apartment includes allocated covered parking and a private storage room, served by a high-quality KONE elevator. It is conveniently located just 1.16 km from the sea and 1.5 km (a five-minute drive) from the New Marina. The Finikoudes seafront and Larnaca town centre are also a short five-minute drive away. The American University of Cyprus is only 1 km from the property, while access to the main highway linking all major towns is quick and direct. Larnaca International Airport is just 15 minutes away. This property offers a rare combination of modern design, energy efficiency, and outdoor living, making it an ideal choice for both investors and those seeking a stylish home in one of Larnaca's most promising areas.

## MAIN FEATURES:

**Internal area**

80m<sup>2</sup>

**Bathrooms**

2

**Covered Verandas**

18 m<sup>2</sup>

**Floor**

3rd Floor

**Parking Spaces**

1

**Furnished**

Yes

**Energy Class**

A

## Property Details

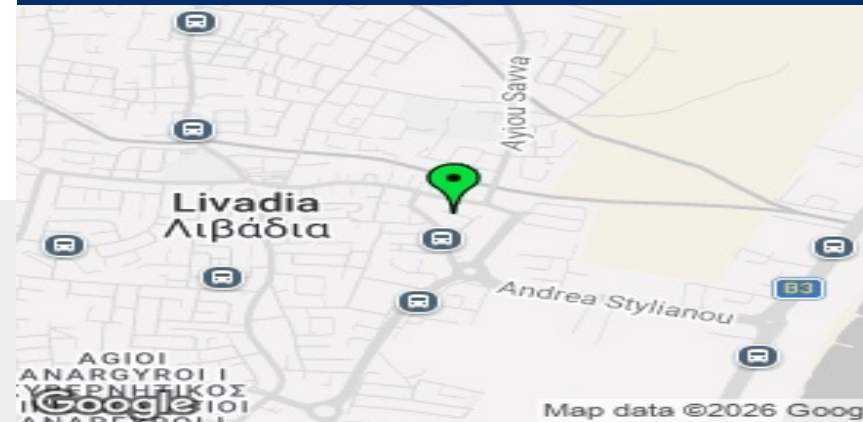
|                                               |                                                          |                                        |                                                  |                                                  |
|-----------------------------------------------|----------------------------------------------------------|----------------------------------------|--------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Air Conditioning     | <input type="checkbox"/> Fireplace                       | <input type="checkbox"/> Guestroom     | <input checked="" type="checkbox"/> Storage room | <input checked="" type="checkbox"/> Solar Heater |
| <input type="checkbox"/> Alarm System         | <input type="checkbox"/> Barbeque Area                   | <input type="checkbox"/> Basement      | <input checked="" type="checkbox"/> Shower       | <input type="checkbox"/> Photovoltaic System     |
| <input type="checkbox"/> Ensuite Toilet       | <input type="checkbox"/> Swimming Pool                   | <input type="checkbox"/> Dining Room   | <input type="checkbox"/> Gym                     | <input type="checkbox"/> Garden                  |
| <input type="checkbox"/> Jacuzzi              | <input checked="" type="checkbox"/> Double Glaze Windows | <input type="checkbox"/> Showroom      | <input checked="" type="checkbox"/> Kitchen      | <input checked="" type="checkbox"/> Near Beach   |
| <input type="checkbox"/> Central Heating      | <input type="checkbox"/> Roof Garden                     | <input type="checkbox"/> Barbeque Area | <input type="checkbox"/> Spa                     | <input type="checkbox"/> Near Public Park        |
| <input checked="" type="checkbox"/> City View | <input type="checkbox"/> Countryside                     | <input type="checkbox"/> Raised Floor  |                                                  |                                                  |



# Modern Home For Modern Life



Location:







## Get In Touch

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