

# 2plus1-bedroom Apartment in Livadia for Sale

**FOR SALE - € 345,000 + VAT EUR**



<https://www.mayfaircyprus.net/p/260399>

Prop No. **260399**  
 City: **Larnaca**  
 Area: **Livadia**  
 Bedrooms: **2 Bedrooms**  
 Bathrooms: **3 Baths**  
 Covered area: **82 m<sup>2</sup>**  
 Covered Veranda: **17 m<sup>2</sup>**  
 Title deeds: **After construction**  
 Property Type: **Penthouse - Top floor**  
 Condition: **New**  
 Delivery Date: **April 2028**

This new project is located in the sought-after area of Livadia, just a 5-minute drive to Larnaca city center and the beach, and 15 minutes to Larnaca International Airport. This residential building consists of only 4 apartments over 2 floors, all finished to a high standard.

The 2+1 bedroom apartments are situated on the second floor (top floor) and range from 82–84 m<sup>2</sup> of internal area. Each apartment features an open-plan kitchen with dining area and living room, a master bedroom with en-suite bathroom, a guest bedroom, a main bathroom, and a covered veranda of 17–26 m<sup>2</sup>.

All penthouses benefit from a private roof garden ranging from 30–54 m<sup>2</sup>, which includes a BBQ area, a guest WC with shower and a maintenance room that can later be converted into an additional bedroom or office. Each apartment also includes a private covered parking space and a storage room.

The project is currently off plan with estimated delivery in April 2028

## Property features

- BBQ Area
- Balcony
- Covered Parking
- Double Glazing
- En-suite
- Energy Efficient
- Guest W.C
- Intercom System
- Lift
- Main Bathroom
- Open Plan Fitted Kitchen
- Pressurized Water System
- Private Roof Garden
- Solar Panels
- Store Room

## Mayfair Properties

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