

2 plus 1 office/playroom ground floor apartment

FOR SALE - € 243,000 EUR



<https://www.mayfaircyprus.net/p/260776>

Prop No. **260776**
City: **Larnaca**
Area: **Sotiros**
Bedrooms: **3**
Bedrooms
Bathrooms: **2 Baths**
Covered area: **101 m²**
Covered Veranda: **28 m²**
Plot: **24 m²**
Title deeds: **Yes**
Property Type: **Ground floor**
Condition: **Resale**

FOR SALE – Beautiful Ground Floor 2+1 Bedroom Apartment with Private Garden in Livadia, Larnaca

A rare chance to own a well-maintained, move-in-ready apartment in a prime location just 2 km from the beach.

Built in 2010, with recent fresh paint inside and out, this spacious home offers comfort, versatility, and great investment potential.

□ Key Features:

101 m² internal space + 28 m² veranda
24 m² private landscaped garden
2 bedrooms + large office/guest room
2 bathrooms
Modern open-plan kitchen & bright living area
Custom BBQ & outdoor entertaining space
2 private covered parking & storage
4kW solar system, air conditioning, ceiling fans

□ Prime Location:

Close to the beach, Marina, city centre, schools, supermarkets, cafes, and parks
Easy motorway access

Ideal as a family home, holiday retreat, or rental investment. A peaceful neighborhood with everything at your doorstep.

Property features

- Air Conditioning
- BBQ Area
- Ceiling Fan
- Double Glazing
- En-suite
- Fire Place
- Garden
- Main Bathroom
- Photovoltaic Panels
- Store Room
- Sun Blinds
- White Goods

Mayfair Properties

Corner of 1 Arch Makariou III & Gr Afxentiou Ave.
Shop 7, Akamia Centre, 6017, Larnaca, Cyprus
Tel: +357 248 187 30< Fax: +357 248 187 740
E-mail: info@mayfaircyprus.com
Website: www.mayfaircyprus.com

