

2-Bedroom Apartment For Sale in Livadia

FOR SALE - € 240,000 + VAT EUR



<https://www.mayfaircyprus.net/p/260940>

Prop No. **260940**
City: **Larnaca**
Area: **Livadia**
Bedrooms: **2 Bedrooms**
Bathrooms: **2 Baths**
Covered area: **80 m²**
Covered Veranda: **23 m²**
Title deeds: **After construction**
Property Type: **Apartment**
Condition: **New**

Located in the highly desirable area of Livadia, this contemporary residential development offers modern living in a convenient and well-connected location. The project is ideally positioned just 1 km from the beach, approximately 2 minutes from the American University of Cyprus (AUCY), around a 7-minute drive from Larnaca Town Centre, Finikoudes promenade and its sandy beaches, and approximately 15 minutes from Larnaca International Airport.

The development consists of three floors and features a selection of carefully designed one- and two-bedroom apartments, combining comfort, functionality and modern aesthetics.

The two-bedroom apartment offers approximately 80 sqm of internal covered area and features a spacious open-plan living and dining area with a fitted kitchen. The layout includes a generously sized master bedroom with an en-suite bathroom, a second bedroom suitable for guests or family members, and a main bathroom.

The apartment also benefits from a spacious covered veranda of approximately 23 sqm, providing an ideal outdoor area for relaxation and entertaining.

Each residence comes with a covered private parking space and an individual storage room.

Residents can enjoy a range of shared facilities, including a communal rooftop area with a BBQ space and swimming pool.

The rooftop amenities are further complemented by a changing room, outdoor shower and guest WC, creating a comfortable and enjoyable setting for leisure and social gatherings.

The project is currently under study.

Property features

- Balcony
- Communal Barbeque Area
- Communal Pool
- Covered Parking
- Double Glazing
- En-suite
- Energy Efficient
- Intercom System
- Lift
- Main Bathroom
- Open Plan Fitted Kitchen
- Pressurized Water System
- Solar Panels
- Store Room

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

