

## 2-Bedroom Penthouse with Roof Garden For Sale in Livadia

**FOR SALE - € 295,000 + VAT EUR**



<https://www.mayfaircyprus.net/p/260941>

Prop No. **260941**  
City: **Larnaca**  
Area: **Livadia**  
Bedrooms: **2 Bedrooms**  
Bathrooms: **2 Baths**  
Covered area: **79 m<sup>2</sup>**  
Covered Veranda: **22 m<sup>2</sup>**  
Title deeds: **After construction**  
Property Type: **Penthouse - Top floor**  
Condition: **New**

Situated in the highly desirable area of Livadia, this contemporary residential development offers a perfect blend of modern design, comfort and convenience. Ideally located just 1 km from the beach, approximately 2 minutes from the American University of Cyprus (AUCY), 7 minutes from Larnaca Town Centre and the vibrant Finikoudes promenade, and only 15 minutes from Larnaca International Airport.

The three-storey development features a selection of thoughtfully designed one- and two-bedroom residences, created to offer a comfortable and modern lifestyle.

The two-bedroom penthouse comprises approximately 79 sqm of internal covered area, featuring a bright open-plan living and dining space with a fitted kitchen, a master bedroom with en-suite bathroom, a second bedroom and a main bathroom. The residence further benefits from a 22 sqm covered veranda and a spacious 31 sqm private roof garden, ideal for outdoor relaxation and entertaining.

Each apartment includes a covered parking space and a private storage room.

Residents can enjoy exclusive communal amenities, including a rooftop swimming pool and BBQ area, complemented by a changing room, outdoor shower and guest WC.

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
- Private Roof Garden
- Solar Panels
- Store Room

#### Mayfair Properties

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