

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

**FOR SALE - € 265,000 + VAT EUR**



<https://www.mayfaircyprus.net/p/261236>

Prop No. **261236**  
City: **Larnaca**  
Area: **Livadia**  
Bedrooms: **2 Bedrooms**  
Bathrooms: **2 Baths**  
Covered area: **81 m<sup>2</sup>**  
Covered Veranda: **13 m<sup>2</sup>**  
Title deeds: **After construction**  
Property Type: **Penthouse - Top floor**  
Condition: **New**  
Delivery Date: **18 Months**

A contemporary residential development located in Livadia, close to a wide range of amenities and services.

The development is just 5 minutes' drive from the beach, schools and colleges, and Larnaca town centre, while Larnaca International Airport is approximately 15 minutes away.

The development comprises two two-storey apartment buildings, with one building featuring 8 apartments and the other 10 apartments.

Together, they offer a selection of 1-bedroom, 2-bedroom, and 3-bedroom apartments.

The top-floor 2-bedroom apartment offers 81.5 sqm of internal area, featuring a bright open-plan layout that combines the fitted kitchen and living area, along with a master bedroom with an en-suite bathroom, a second bedroom, and a main bathroom.

The apartment benefits from a 13 sqm covered veranda, as well as an impressive 78 sqm roof garden, providing a spacious private outdoor area ideal for relaxing, entertaining, and enjoying the surrounding views.

The roof garden also features an additional shower and a private storage room for added convenience.

Residents can also enjoy access to a communal swimming pool, offering a pleasant space for relaxation and leisure.

The property includes a covered parking space and a private storage room.

The project is currently under construction, with an estimated delivery in approximately 18 months.

#### Property features

- Balcony
- Communal Pool
- Covered Parking
- Double Glazing
- En-suite
- 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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