

2 Bedroom Penthouse in Livadia, Larnaca

For Sale : **€ 275,000**

Description
2-Bedroom Penthouse

Apartments & Living Spaces
This upcoming 2-bedroom, 3-bathroom penthouse occupies the top (second) floor of the building and is designed to reflect a contemporary Mediterranean lifestyle, where comfort, light, and functionality come together in a refined way. The residence offers 84 m² of internal covered living space and is thoughtfully planned to create a natural flow between rooms.

The main living area is designed as a bright and central space, combining the kitchen, dining, and lounge into one harmonious environment. Large sliding doors allow natural light to flood the interior while also creating a seamless connection to the balcony, extending the living space outdoors. The residence also benefits from a 13 m² covered veranda and an exclusive 47 m² private roof terrace, providing generous outdoor living areas ideal for relaxation and entertaining with elevated views over the surrounding neighbourhood.

Bedrooms
The two bedrooms are designed as calm and private retreats, offering a peaceful atmosphere away from the main living areas. Each room is well-proportioned, allowing for comfortable furnishing with wardrobes, bedside tables, and additional elements such as a desk or dressing area.

Large windows enhance both natural light and ventilation, creating a fresh and airy environment throughout the day. The design focuses on simplicity and elegance, using high-quality materials and neutral tones to create a relaxing and timeless feel.

The master bedroom offers a more spacious layout, often with additional storage solutions and a more refined sense of privacy, making it an ideal space for rest and comfort. The unit is served by 3 bathrooms in total — including the main bathrooms and an additional guest WC, providing added convenience and comfort.

Overall Feel
Every room is designed with attention to detail, ensuring a balance between style and practicality. The combination of natural light, modern finishes, and well-planned layouts creates living spaces that feel both comfortable and sophisticated — perfectly suited for everyday living in one of Larnaca's rapidly developing residential areas.

The development consists of two modern blocks designed for comfortable and practical everyday living. Strategically positioned just 4 minutes from the American University of Cyprus (AUCY) and 6 minutes from the New Marina & Port, the project benefits from excellent connectivity and growing demand in the surrounding area, with easy access to the city centre, shops, restaurants, cafés, and essential services.

In total, the unit measures 144 m² across its internal and external areas. The property is rated Energy Efficiency Grade A, with high-quality construction and modern, energy-efficient features throughout. Includes a covered parking space, with optional private storage room available at extra cost — ideal for both end-users and investors seeking a refined, well-located home with strong rental potential.

Details

Property Type: **Apartment**
Status: **Available**
Unit Number: **A203, B203**
Website

Main Features

Property Subtype: **Standard Apartment**
Construction Stage: **Under Construction**
Bedrooms: **2**
Bathrooms: **3**
Covered Parking: **1**

Area

Internal Area: **84m²**
Covered Verandas: **13m²**
Covered Area: **97m²**
Total Area: **144m²**
Roof Garden Area: **47m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door

Gallery





