

# 2 Bedroom Penthouse in Livadia, Larnaca

Grigori Afxentiou 2, Livadia Larnakas 7060, Cyprus

For Sale : **€ 320,000**

**Description**
This exceptional 2-bedroom penthouse in Livadia, Larnaca offers 158 sq.m of total living space (75 sq.m indoor) with 2 bathrooms.

With the beach approximately 1000 m away, residents enjoy quick access to the coast while staying close to schools, shops and transport links.

Delivered as a new-build with completion scheduled for 2028, the residence is finished to a contemporary specification.

Energy efficiency rating: A.

Positioned on floor 2 of 2.

Property highlights:
For sale a penthouse with a roof garden in a modern residential complex in Livadia, Larnaca. Each apartment has a well-thought-out layout that maximizes space, provides privacy and practicality, offering residents comfortable and efficient living conditions.

Built with environmental principles in mind, the complex integrates photovoltaic systems and complies with energy efficiency class A, providing lower energy consumption and long-term savings. There is a storage room and a covered parking space for each apartment.

The complex is located in Livadia, less than 1 km from the sea and the American University with direct access to the highway network. The apartments have easy access to nearby infrastructure facilities. Schools are within walking distance. The project is also located just a few minutes from the beach and the city center.

## Details

| | | |
|---|---|---|
| Property Type: **Apartment** | Status: **Available** | Website |

## Main Features

| | | |
|---|---|---|
| Property Subtype: **Penthouse** | Construction Stage: **Under Construction** | Construction Year: **2028** |
| Bedrooms: **2** | Bathrooms: **2** | Furnished: **Unfurnished** |
| Floors Building: **2** | | |

## Area

| | | |
|---|---|---|
| Internal Area: **75m²** | Covered Area: **75m²** | Total Area: **158m²** |

## Energy & Heating

Energy Efficiency Grade: **A**

# Gallery







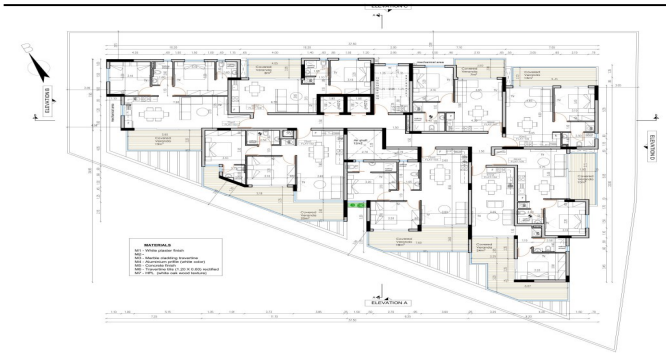


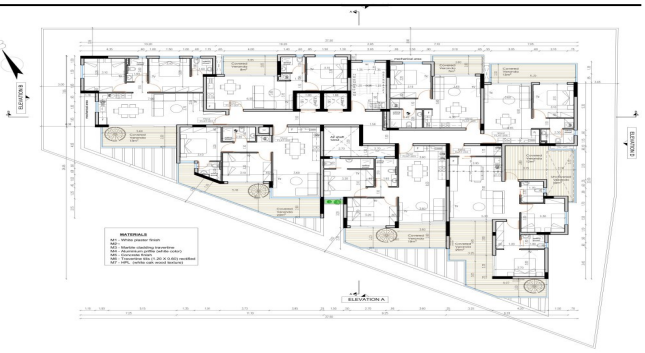




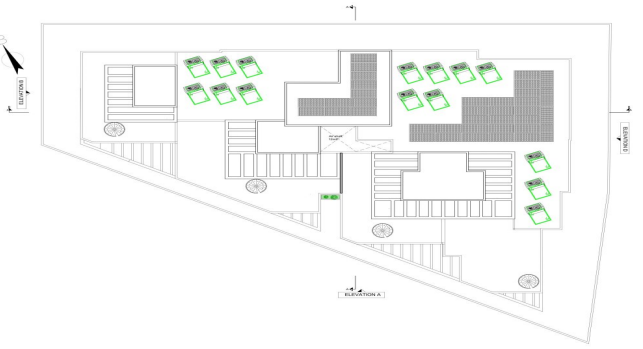





ELEVATION A

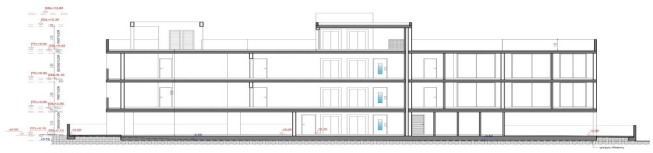

ELEVATION A


ELEVATION A


ELEVATION A


TOMH A - A'


ELAVATION A


TOMH B - B'


ELAVATION D


ELAVATION C


ELAVATION B


FLOOR 2
201. 2 BEDROOMS
2 BATHROOMS
75m² INTERNAL AREA
13m² COVERED BALCONIES
202. 2 BEDROOMS
2 BATHROOMS
75m² INTERNAL AREA
23m² COVERED BALCONIES
203. 2 BEDROOMS
2 BATHROOMS
75m² INTERNAL AREA
18m² COVERED BALCONIES
204. 2 BEDROOMS (+1)
2 BATHROOMS
84m² INTERNAL AREA
40m² COVERED BALCONIES
15m² UNCOVERED BALCONIES
205. 1 BEDROOM
1 BATHROOM
50m² INTERNAL AREA
13m² COVERED BALCONIES
206. 1 BEDROOM
1 BATHROOM
50m² INTERNAL AREA
7m² COVERED BALCONIES
207. 1 BEDROOM
1 BATHROOM
50m² INTERNAL AREA
8m² COVERED BALCONIES


FLOOR 1
101. 2 BEDROOMS
2 BATHROOMS
75m² INTERNAL AREA
13m² COVERED BALCONIES
102. 2 BEDROOMS
2 BATHROOMS
75m² INTERNAL AREA
23m² COVERED BALCONIES
103. 2 BEDROOMS
2 BATHROOMS
75m² INTERNAL AREA
18m² COVERED BALCONIES
104. 1 BEDROOM
1 BATHROOM
51m² INTERNAL AREA
24m² COVERED BALCONIES
105. 1 BEDROOM
1 BATHROOM
50m² INTERNAL AREA
10m² COVERED BALCONIES
106. 1 BEDROOM
1 BATHROOM
50m² INTERNAL AREA
13m² COVERED BALCONIES
107. 1 BEDROOM
1 BATHROOM
50m² INTERNAL AREA
7m² COVERED BALCONIES
108. 1 BEDROOM
1 BATHROOM
50m² INTERNAL AREA
8m² COVERED BALCONIES


ROOF TERRACE
201. 70m² ROOF TERRACE
202. 101m² ROOF TERRACE
203. 75m² ROOF TERRACE
204. 89m² ROOF TERRACE