

# 1 Bedroom Apartment in Livadia, Larnaca

For Sale : **€ 310,000**

**Description**
Stylish Coastal Living Steps from the Sea
One-Bedroom Apartment with Sea View and Spacious Veranda

Ideally located just 300 meters from the beach, this beautifully designed one-bedroom apartment offers the perfect balance of relaxed seaside atmosphere and urban convenience. Positioned in a rapidly developing area with strong investment potential, it provides easy access to shops, restaurants, a major shopping mall, and leading educational institutions such as the American University of Cyprus—just 100 meters away.

With a bright south-facing orientation and corner layout, the interiors are flooded with natural light throughout the day. The open-plan kitchen and living area flows onto a large covered veranda, creating the perfect setting for outdoor dining or peaceful moments with unobstructed sea views.

Key Features:

One bedroom with en-suite bathroom

Contemporary architecture and high-quality construction

Expansive veranda with sea view

Energy efficiency class A

Provision for air conditioning and underfloor heating

Covered allocated parking and private storage room

Secure access and premium KONE elevator

Easy access to the highway and Larnaca International Airport

Ideal for investment or full-time living

Compliant with the Cyprus Permanent Residency Program

Top-floor units also benefit from private roof gardens featuring full sea views, BBQ areas, an additional room with WC-shower, Jacuzzi bar, photovoltaic systems, and 3-phase electricity.
This one-bedroom apartment is a rare opportunity to own a stylish and well-appointed home in one of Larnaca’s most desirable coastal locations. Whether you're looking for a serene retreat by the sea, a modern residence close to the city, or a high-yield investment, this property delivers on all fronts.

Its smart layout, quality finishes, and exceptional location make it ideal for year-round living, holiday getaways, or long-term rental. Enjoy a contemporary lifestyle with all the benefits of a seaside setting — just moments from the beach, with every amenity at your doorstep.

## Details

Property Type: **Apartment**
Status: **Available**
Unit Number: **303**
Website

## Main Features

Property Subtype: **Standard Apartment**
Bedrooms: **1**
Floors Building: **3**
Construction Stage: **Under Construction**
Bathrooms: **1**
Construction Year: **2025**
Covered Parking: **1**

## Area

Internal Area: **50m²**
Storage: **3m²**
Covered Verandas: **14m²**
Total Area: **67m²**
Covered Area: **64m²**

## Further Details

Secure Door, Elevator, Storage Space, Sea View

# Gallery







