

# 2 Bedroom Penthouse in Livadia, Larnaca

For Sale : **€ 520,000**

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

Ideally located just 300 meters from the beach, this beautifully designed two-bedroom apartment offers the perfect blend of relaxed coastal ambiance and urban convenience. Set in a fast-developing area with excellent investment potential, the property is within walking distance of shops, restaurants, a major shopping mall, and top educational institutions — including the American University of Cyprus, just 100 meters away.

With a bright south-facing orientation and corner positioning, the interiors are filled with natural light throughout the day. The open-plan living and kitchen area extends onto a large covered veranda, perfect for enjoying the sea breeze, dining al fresco, or simply unwinding with panoramic views.

Key Features:

Two spacious bedrooms, including a master with en-suite

Modern architectural design and premium construction quality

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

Quick access to the highway and Larnaca International Airport

Ideal for both investment and permanent living

Fully compliant with the Cyprus Permanent Residency Program

Top-floor options feature private roof gardens with full sea views, BBQ areas, additional rooms with WC-shower, Jacuzzi bar, photovoltaic systems, and 3-phase electricity.

This two-bedroom apartment offers refined living in one of Larnaca’s most promising neighborhoods — just steps from the coastline and surrounded by everything you need for a vibrant, modern lifestyle.

## Details

Property Type: **Apartment**
Website

Status: **Available**

Unit Number: **301**

## Main Features

Property Subtype: **Penthouse**
Bedrooms: **2**
Covered Parking: **1**

Construction Stage: **Under Construction**
Bathrooms: **2**
Floors Building: **3**

Construction Year: **2026**
WC Bathrooms: **1**

## Area

Internal Area: **78m²**
Covered Verandas: **17m²**
Covered Area: **95m²**
Storage: **7m²**
Total Area: **162m²**
Roof Garden Area: **61m²**

## Further Details

Secure Door, Elevator, Storage Space, Sea View

# Gallery







