

2 Bedroom Penthouse in Livadia, Larnaca

For Sale : **€ 344,000**

Description
Excellently located in the coastal town of Livadia, close to the sea, with easy and quick access to Larnaca center, in a quiet area that offers all amenities while at the same time giving the neighborhood feeling to its residents.

With the imminent commencement of the New Larnaca Port and Marina, one of the largest investment projects in Cyprus, the region of Livadia has become one of the most sought-after areas for property investment.

It is a great location for families living and for investment with high buy-to-rent potential as well as being fully compliant with Cyprus Permanent Residency Program.

Gregory Residences comprises of six 2-bedroom apartments positioned on three floors. The third-floor units enjoy private and individual access to a large roof garden on the 4th floor with its barbeque area, as well as an extra wc-shower and room that can be converted into 3rd bedroom in the future. Furthermore, these top floor units will have net metering and a photovoltaic system.

DETAILS:

1.16km from the sea
1500m/ 5-minute drive from New Marina
5-minute drive to the Finikudes seafront and Larnaca town centre
all amenities within close proximity
1000m from the American University of Cyprus
Close to the highway linking all major towns in Cyprus
15 minutes from Larnaca International Airport
South facing buildings bringing natural light into the rooms
next to green area
cul-de-sac project
Covered Areas per flat : approx. 82 m2
Allocated covered parking and Storage
High quality KONE Elevator

Details

Property Type: **Apartment**
Website

Status: **Available**

Unit Number: **301/302**

Main Features

Property Subtype: **Penthouse**
Bedrooms: **2**

Construction Stage: **Off-plan**
Bathrooms: **2**

Construction Year: **2025**
Kitchen Type: **Open Plan**

Area

Internal Area: **86m²**
Storage: **9m²**

Covered Verandas: **24m²**
Total Area: **169m²**

Covered Area: **110m²**
Roof Garden Area: **50m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Secure Door, Elevator, Storage Space, Air Condition

Gallery





