

Residential Building in Livadia, Larnaca

For Sale : **€ 3,240,000**

Description
Modern Living with Private Rooftop Oasis in Prime Location

Stylish Top-Floor Apartment with Roof Garden and Sea Views

This elegant apartment is perfectly situated on the top floor of a modern building just minutes from the coast. Offering a seamless blend of interior comfort and outdoor luxury, it presents an exceptional opportunity for contemporary living in a rapidly developing area.

The interior features bright, well-designed living spaces with clean architectural lines and quality finishes. Large windows ensure ample natural light, while thoughtful orientation enhances airflow and energy efficiency. An additional room, extra WC-shower, and access to the roof garden provide versatile living options — the extra room can easily serve as a home office, guest room, or even a third bedroom.

The highlight of the apartment is the expansive private roof garden, offering panoramic views and a dedicated BBQ area — ideal for entertaining or relaxing under the Mediterranean sky. The unit is also equipped with a photovoltaic system and net metering for sustainable energy use.

Key Features:

Private and individual access to a large rooftop garden with BBQ area

Additional room and WC-shower on the roof level

Option to convert the extra space into a third bedroom

Net metering and photovoltaic solar panels

South-facing orientation for abundant natural light

Modern, energy-efficient design (Class A rating)

Covered parking and private storage

Located in a quiet yet connected area with easy access to amenities

Close to sandy beaches, schools, shops, and the Larnaca–Dekelia road

This apartment offers not just a home, but an elevated lifestyle — with private outdoor space, sea breeze, and long-term value in one of Larnaca’s most promising coastal neighborhoods.

Details

Property Type: **Building**
Status: **Available**
Unit Number: **1**
Website

Main Features

Property Subtype: **Residential Building**
Construction Stage: **Off-plan**
Construction Year: **2026**
Floors Building: **3**

Area

Internal Area: **487m²**
Covered Area: **602m²**
Uncovered Area: **111m²**
Storage: **49m²**
Total Area: **713m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Secure Door, Storage Space, Air Condition, Sea View

Gallery



FLAT NO.	BED	BATH	INTERNAL AREA M2	COVERED VERANDA M2	UNCOVERED VERANDA M2	COMMON AREA M2	STORAGE ROOM M2	PARKING M2
101	1	1	50.00	14.50	4.00	4.40	5.00	12.00
102	1	1	55.00	12.40	4.00	4.40	5.00	12.00
103	1	1	56.50	8.65	4.00	4.40	5.00	12.00
201	1	1	50.00	14.50	4.00	4.40	5.00	12.00
202	1	1	55.00	12.40	4.00	4.40	5.00	12.00
203	1	1	56.50	8.65	4.00	4.40	5.00	12.00
301	2	2	82.00	23.50	/	6.50	5.00	12.00
302	2	2	82.00	21.10	/	6.50	5.00	12.00

FLAT NO.	ROOF GARDEN	UNCOVERED VERANDA M2	STORAGE ROOM M2	MECHANICAL ROOM	WC + SHOWER
301	1	41.00	4.00	5.30	4.20
302	1	46.00	4.50	6.50	4.10

FLAT NO.	BED	BATH	INTERNAL AREA M2	COVERED VERANDA M2	UNCOVERED VERANDA M2	COMMON AREA M2	STORAGE ROOM M2	PARKING M2
101	2	2	82.00	23.50	7.30	6.50	5.00	12.00
102	2	2	82.00	23.50	7.30	6.50	5.00	12.00
201	2	2	82.00	23.50	/	6.50	5.00	12.00
202	2	2	82.00	23.50	/	6.50	5.00	12.00
301	2	2	82.00	23.50	/	6.50	5.00	12.00
302	2	2	82.00	23.50	/	6.50	5.00	12.00

FLAT NO.	ROOF GARDEN	UNCOVERED VERANDA M2	STORAGE ROOM M2	MECHANICAL ROOM	WC + SHOWER
301	1	50.00	4.00	6.50	4.00
302	1	47.00	4.15	5.70	4.50