

# 2 Bedroom Penthouse in Livadia, Larnaca

For Sale : **€ 335,000**

**Description**
This contemporary two-bedroom penthouse offers 85 m2 of internal living space, a 23 m2 covered balcony and an expansive 108 m2 private roof terrace, for a total of 216 m2. The open-plan living, dining and kitchen area opens to the balcony, complemented by two well-proportioned bedrooms and two bathrooms, a dedicated storage room and a covered parking space. The rooftop terrace is a rare outdoor retreat, ideal for al-fresco dining and taking in the open Larnaca sky.

Set in the sought-after seaside community of Livadia, the home is moments from the New Marina and the American University of Cyprus, with everyday amenities, cafes and shops close by and Larnaca's sandy beaches just minutes away. The international airport and the historic town centre are both a short drive from the door.

Finished to a high modern standard with quality fittings, the property is scheduled for delivery in March 2027. Prices are quoted excluding VAT. A polished, low-maintenance home equally suited to permanent living, a holiday base, or a sound rental investment.

## Details

Property Type: **Apartment**
Website

Status: **Available**

Unit Number: **203**

## Main Features

Property Subtype: **Penthouse**
Bedrooms: **2**
Floors Building: **2**

Construction Stage: **Under Construction**
Bathrooms: **2**

Construction Year: **2025**
Covered Parking: **1**

## Area

Internal Area: **85m²**
Total Area: **216m²**

Covered Verandas: **23m²**
Roof Garden Area: **108m²**

Covered Area: **85m²**

## Energy & Heating

Energy Efficiency Grade: **A**

## Further Details

Secure Door, Elevator, Air Condition

# Gallery



