

# 2 Bedroom Penthouse For Sale

**€275,000 Negotiable**

Livadia, Larnaca  
New Build

## Key Facts

- 2 Beds
- 2 Baths
- 82 m<sup>2</sup> Covered Area
- 20 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 51m<sup>2</sup>
- New Build
- Title Deed: Available

**ID: 30246**



## Indoor Features

- Covered Parking
- Elevator
- Fitted Kitchen
- Guest Toilet
- Master Bed
- Open-plan
- Pressurised Water System
- Provision for Air Conditioning
- Utility Room
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Barbecue area
- Roof Garden
- Solar System

## Description

LAST UNIT!

Brand New Spacious 2 Bedroom Penthouse For Sale in Livadia, Larnaca with Roof Garden

Located in a demanding and attractive neighborhood

The American University of Cyprus is just a short drive away!

Additionally, it has excellent access to many amenities and the Ammoxostou Avenue coastal road!

2nd Floor + Roof Garden

2 Bedrooms

2 Bathrooms

1 En-suite + 1 Family Bathroom + 1 Guest W/C on the Roof Garden

82m<sup>2</sup> of Net Indoor area

20m<sup>2</sup> of Covered Veranda

51m<sup>2</sup> of Roof Garden area

Covered Parking

Storeroom

Provisions for A/C

Open Plan

Fitted Kitchen

Granite Worktops

Fitted Wardrobes

Pressurized water system

Modern Design

High-quality materials and finishes

BBQ area

Access to the roof via an external staircase on the veranda

Outdoor seating area with pergola

Elevator

Secure Building

Delivery Time: March 2025

This penthouse is suitable for a small family for permanent living or as a holiday home!

Contact us for full information and a private viewing!







