

# 2 Bedroom Penthouse For Sale

**€500,000 Negotiable**

Livadia, Larnaca  
New Build

## Key Facts

- 2 Beds
- 2 Baths
- 102 m<sup>2</sup> Covered Area
- 10 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 57m<sup>2</sup>
- New Build
- Title Deed: Available

**ID: 31868**



## Indoor Features

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

## Outdoor Features

- Barbecue area
- Roof Garden
- Solar System

## Description

Brand New Spacious 2 Bedroom Duplex Penthouse For Sale in Livadia, Larnaca  
Located in a peaceful and sought-after area

It enjoys easy access to many amenities and the coastal road

In addition, the American University of Cyprus is just a short distance away!

1st & 2nd Floor

Roof Garden!

2 Bedrooms

2 Bathrooms

1 Bathroom + 1 Guest W/C with shower on the roof garden

Additional Guest W/C

102m<sup>2</sup> of Net Indoor area

10m<sup>2</sup> of Covered Verandas

57m<sup>2</sup> of Roof Garden area

Covered Parking

Storeroom

A/C

Video entrance system

Photovoltaic system for the common areas

Fitted Kitchen

Fitted Wardrobes

BBQ Area

Elevator

Delivery Time: March 2026

This unique duplex penthouse is suitable for a couple for permanent living

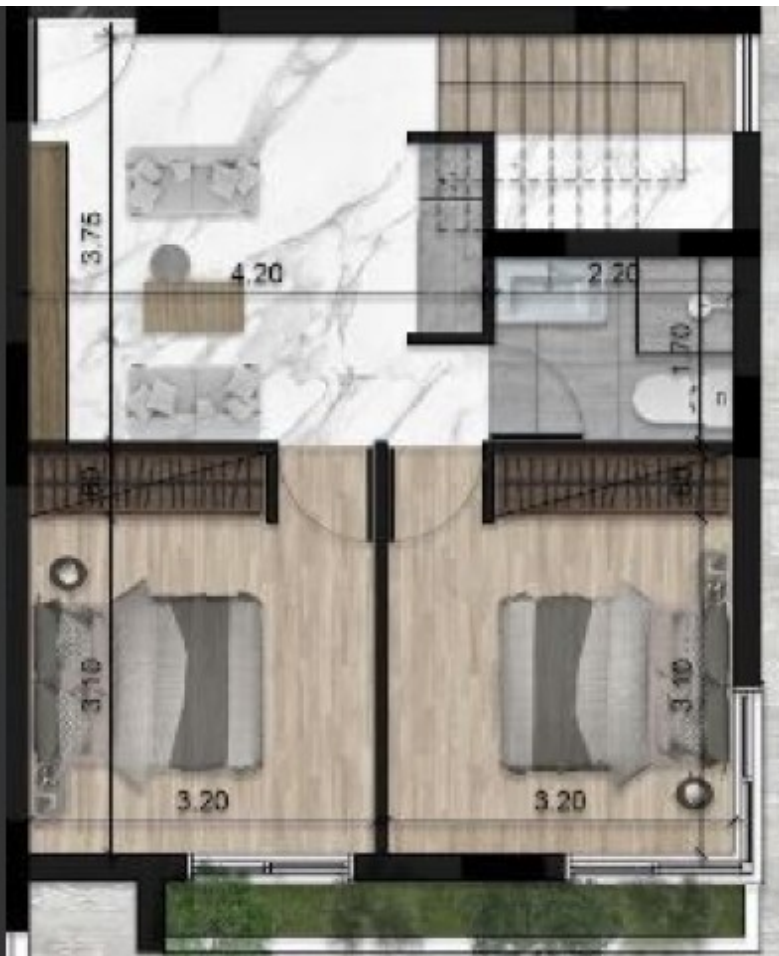
Contact us for full information and for a private viewing!













Roof Garden Flat 103  
56.75 m<sup>2</sup>