

# 2 Bedroom Flat For Sale

**€330,000 Negotiable**

Livadia, Larnaca  
New Build

## Key Facts

- 2 Beds
- 2 Baths
- 85 m<sup>2</sup> Covered Area
- 23 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 108m<sup>2</sup>
- New Build
- Title Deed: Available

**ID: 31877**



## 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

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

Located in a peaceful and attractive neighborhood

It enjoys easy access to the sea front and a plethora of amenities!

In addition, it is just minutes form the American University of Cyprus

2nd Floor

2 Bedrooms

2 Bathrooms

1 En-suite + 1 Family Bathroom

85m<sup>2</sup> of Net Indoor area

23m<sup>2</sup> of Covered Veranda

108m<sup>2</sup> of Roof Garden area

Covered Parking

Storeroom

Provisions for A/C

Pressurized water system

Photovoltaic system for the common areas

Fitted Kitchen

Fitted Wardrobe

Spacious open plan

BBQ Area

Elevator

Delivery Time: July 2025

This modern penthouse is suitable for investment or private purposes  
It is suitable for a couple for permanent living or student accommodation!

Contact us for full information and for a private viewing!









