



## Modern 2 Bedroom Top Floor Apartment - Livadia, Larnaca



### Information de l'agent

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| Nom de compagnie: | Elegant Cyprus Properties  |
| Pays:             | Chypre   |
| Experience since: | 2000   |
| Type de service:  | Selling a Property   |
| Specialties:      | Buyer's Agent, Listing Agent, Relocation, Foreclosure, Short-Sale, Consulting, Other       |
| Property Type:    | Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured, Other |
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### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 311,247.86 |

#### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | Chypre     |
| État/Région/Province: | Larnaca    |
| Ville:                | Citium     |
| Soumis:               | 23/10/2023 |
| Description:          |            |

This delightful apartment is located in Livadia, Larnaca.

With easy access to the highway, Larnaca city centre and beautiful beaches, Livadia is a quiet and purely residential neighbourhood. A wealth of local amenities are within easy reach including schools and supermarkets. Larnaca is situated on the southern Coast of Cyprus and is home to the country's primary



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airport alongside the Larnaca Salt lake. The lake itself is a popular attraction; visitors can stroll along a picturesque footpath to enjoy the ancient monuments and continue onto the beautiful Larnaca Salt Lake. There is no shortage of things to do in Larnaca. The city boasts stunning beaches, a huge variety of bars and restaurants, a marina and a top-ten rated shipwreck dive site.

Discover the essence of modern living in this stunning 2 bedroom apartment, part of a brand new development comprising two blocks with 10 apartments each. Located on the second floor, this apartment provides the perfect blend of contemporary design and a peaceful neighbourhood setting. Plus, it's just a short drive away from essential amenities and the beach, offering a convenient and comfortable lifestyle.

The apartment begins with an open plan layout with a living, dining, and kitchen area. The design maximises natural light and airflow, creating a welcoming and vibrant atmosphere. From the living area, step out onto a generous veranda that extends the property outside, providing the ideal spot to unwind or entertain guests.

The two well-appointed bedrooms offer comfort and privacy. One of the bedrooms boasts an en-suite bathroom, while the shared bathroom ensures convenience for both residents and guests.

This apartment also benefits from a private roof garden, offering an ideal space for relaxation and entertainment. The rooftop features a dedicated BBQ area, perfect for outdoor dining, as well as a convenient toilet for added comfort. With ample space to enjoy the open air, this rooftop retreat enhances the property's appeal, providing a private oasis with scenic views.

Residents can also take advantage of the beautiful communal pool area, while covered parking and storage at ground level provide additional security and peace of mind.

A statement of contemporary living in a peaceful yet accessible neighbourhood.

## **Features:**

- Double glazed
- Provision for AC
- Communal pool
- Elevator



- Thermal insulation
- Quiet neighbourhood

## Distances:

- 3 minutes' drive to amenities and facilities
- 5 minutes' drive to the nearest beach

Nouveau: Oui

## Commun

Chambres: 2  
Salle de bains: 2  
Pied carré fini: 78 m<sup>2</sup>

## Building details

Building Amenities: Elevator  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.041.327

