



## 1 Bedroom Plus Office Top Floor Apartment - Livadia, Larnaca



### Informações do Revendedor

Name:	Thekla Papouri
e-mail:	info@elegantcyprusproperties.com
Nome da Empresa:	Elegant Cyprus Properties
País:	Chipre
Experience since:	2000
Tipo de Serviço:	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
Telephone:	+357 (999) 730-34
Languages:	English, Greek
Website:	<a href="https://elegantcyprusproperties.com">https://elegantcyprusproperties.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 240,000

### Localização

Country:	Chipre
State/Region/Province:	Larnaka
Cidade:	Lárnaca
Adicionado:	03/06/2026
Informação adicional:	

This modern top floor apartment is located in the sought-after Livadia area of Larnaca, a well-established residential district known for its peaceful atmosphere while offering excellent proximity to the city centre, the beach, and Larnaca international Airport. Livadia is popular with both locals and expatriates, providing easy access to shops, schools, restaurants, and everyday amenities, making it an ideal location for both permanent living and investment purposes.



The apartment forms part of a brand-new boutique development consisting of only six apartments, thoughtfully arranged over three levels, ensuring privacy and exclusivity. Situated on the third floor, the property benefits from contemporary design and quality finishes throughout.

Upon entry, the apartment features a bright open-plan living, dining, and kitchen area designed for modern living. Large patio doors allow plenty of natural light and lead seamlessly onto a covered veranda, extending the living space outdoors.

The property comprises one well-proportioned bedroom, a stylish bathroom, and an additional office room that can easily be converted into a second bedroom if required. A convenient guest toilet is also available. Additional features include double-glazed windows, provision for air conditioning, and smart home technology, enhancing comfort, efficiency, and convenience.

The apartment further benefits from a private roof garden, offering an excellent outdoor space ideal for relaxation and entertaining. This exclusive area is complemented by an additional bathroom and a storage room, enhancing practicality while providing the opportunity to enjoy outdoor living with added comfort and convenience.

With its modern specifications, prime location, and attractive amenities, this apartment is ideal for both short-term holiday rentals and long-term residential use, offering excellent potential for homeowners and investors alike.

## **Features:**

- Smart Home
- Provision for AC
- Jacuzzi
- Energy Efficiency A
- Photovoltaics on the communal areas
- Covered Parking



- Storage

## Comum

Quartos de dormir:	1
Banheiro:	2
Pés quadrados acabados:	72 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.542.124

