

#23633

FOR SALE



## Larnaca, Livadia

177 m<sup>2</sup> Covered | 2 Bedrooms | 3 Bathrooms



## Description

€270,000 <sup>+VAT</sup>

Top floor two-bedroom apartment with roof garden for sale in Livadia, Larnaca. Located within easy access to the high way and all main roads. Walking distance to all amenities. It comprises of two bedrooms, one bathroom, master bedroom with ensuite, an open plan kitchen/dining/living room, a covered veranda. Sea view roof garden with an extra W/C + Shower and an extra room. Large uncovered veranda. Covered parking, and storage. Common pool and Gym.

- Total covered area: 177m<sup>2</sup>
- Internal area: 81.5m<sup>2</sup> ( Extra room on the roof garden 16.5m<sup>2</sup>)
- Covered veranda: 13.25m<sup>2</sup>
- Uncovered veranda: 52m<sup>2</sup>
- Energy Efficiency Rating: A( A/C units installed, thermal and sound insulation)
- Year of Construction : 2025

TYPE	Apartment
BEDROOMS	2
BATHROOMS	3
COVERED	177 m <sup>2</sup>
STATUS	Off plan
ENERGY EFFICIENCY RATING	A
YEAR OF CONSTRUCTION	2025
TITLE DEED	Yes



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