

#23859

FOR SALE



## Larnaca, Livadia

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

### Description

Top floor two + 1 bedroom apartment 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, plus an extra room with shower on the roof garden, one bathroom, master bedroom with ensuite, an open plan kitchen/dining/living room, a covered veranda. Covered parking, and storage. Common pool and gym.

- Total covered area: 223m<sup>2</sup>
- Internal area: 86m<sup>2</sup>
- Covered veranda: 13m<sup>2</sup>
- Roof garden veranda: 87m<sup>2</sup> (An extra room with WC/shower: 17m<sup>2</sup>)
- Energy Efficiency Rating: A ( A/C units installed, thermal and sound insulation)
- Year of Construction : 2025

€240,000 <sup>+VAT</sup>

<b>TYPE</b>	Apartment
<b>BEDROOMS</b>	3
<b>BATHROOMS</b>	3
<b>COVERED</b>	201.5 m <sup>2</sup>
<b>STATUS</b>	Off plan
<b>ENERGY EFFICIENCY RATING</b>	A
<b>YEAR OF CONSTRUCTION</b>	2025
<b>TITLE DEED</b>	Yes

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