

#12771

2 Bedroom Modern Apartment For Sale Sea Views Larnaca

📍 Livadia, LARNACA

€237,000 +VAT





Overview

Specifications

Bedrooms		Bathrooms		Covered	
 2		 2		 76 m ²	
Type		Apartment			
Toilets		2			
Plot		95 m ²			
Covered veranda		19 m ²			
Status		Under construction			
Year of construction		2027			
Energy efficiency rating		 A+			

Description

PROPERTY FEATURES

- Class-A Energy Efficiency: Built to the highest sustainability and performance standards.
- Split-Level Architecture: Generously proportioned multi-level living space.
- High-Ceiling Living Area: Spacious, airy atmosphere with elevated ceilings.
- Decorative False Ceilings: Custom architectural lighting and ceiling details throughout.
- Guest Powder Room: Dedicated guest W/C.
- Italian Branded Kitchen: Premium imported kitchen cabinetry and sleek finishes.
- Floor-to-Ceiling Windows: Maximizes natural sunlight and highlights surrounding views.
- Open-Plan Layout: Seamless flow between the living room and kitchen areas.
- En-Suite Bedrooms: Private bathrooms paired with full-height fitted wardrobes.
- Feature Fireplace: Elegant decorative fireplace centerpiece.
- Marble Accents: Refined marble decorative detailing.
- Private Hydro-Jet Jacuzzi: Integrated jacuzzi feature for relaxation.
- Covered Verandas: Expansive outdoor terrace spaces.
- Smart Home Provisions: Pre-wired infrastructure for home automation systems.
- Central Climate Control: Integrated heating and cooling system.
- Residence Entrance Lobby: Dedicated private entrance foyer.
- On-Level Storage: Private storage rooms located directly on the residence floor.
- Underfloor Heating Provisions: Built-in infrastructure for underfloor heating.
- 180° Panoramic Views: Sweeping views of the marina and port.
- Private Parking: Dedicated parking space included.

DEVELOPMENT AMENITIES

- Fitness Center: Fully equipped modern gym facilities.
- EV-Ready Parking: Dedicated parking floor with private electric vehicle charging provisions.
- Entrance Reception Lobby: Elegant welcoming area for residents and guests.
- Concierge Services: On-site professional concierge support.
- Prime Location: Minutes from the city center, shopping districts, fine dining, entertainment venues, and Blue Flag beaches.

Additional information

Facilities

Aircondition, Split system	Elevator	Gym
Heating, Provision	Parking, Covered	Pool, Communal
Solar water heater	Storage	

Features

Double glazing	Easy access to main roads	Electric car charger (provision)
En suite bathroom	Energy efficient doors/windows	Fitted wardrobes
Floor-to-ceiling windows	Near amenities	Veranda, front

Distances

Sea  1 km	Public transport  1 km	Resort  1 km
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