

For Sale, Apartment, Standard Apartment, Larnaca, Livadia

For Sale : **€ 240,000**

Description
Contemporary Community Living: 3-Bedroom Apartment in Livadia, Larnaca
Spacious Modern Flat in a Fast-Developing Residential Hub
Experience the best of suburban comfort and urban proximity with this modern 3-bedroom apartment in the flourishing district of Livadia. Positioned in a quiet, newly developed residential area, this property is perfect for families or professionals looking for a high-quality home just minutes from Larnaca's coastline and the upcoming multi-billion-euro Marina development.

Functional Elegance & Essential Amenities
This apartment is designed with a focus on open spaces and high-spec convenience:
Living Area: Features a bright open-plan kitchen and living space, creating a seamless flow ideal for family gatherings and modern living.
Accommodations: Includes three well-sized bedrooms, highlighted by a master suite with private en-suite facilities. A stylish second bathroom serves the rest of the residence.
Storage & Parking: The property is fully equipped for organized living with a dedicated storage space and a covered parking spot.
Modern Comfort: Built with high-quality finishes, the flat offers a clean, contemporary aesthetic ready for personalization.

Detailed Location & Neighborhood Profile
Livadia has transformed into one of Larnaca’s most prestigious and strategically located suburbs, offering a high standard of living:
The "Larnaca Marina" Impact: You are located just a 4-to-5 minute drive (approx. 2km) from the site of the New Larnaca Land & Marina project, the largest infrastructure development in Cyprus. This proximity ensures long-term area appreciation and access to world-class dining and retail.
Academic & Professional Hub: The apartment is within a very short drive (approx. 3 minutes) of the American University of Cyprus (AUCY), making it a prime spot for academic professionals and families.

Ongoing 2026 Upgrades: The area is currently benefiting from the Archbishop Makarios III Avenue Redevelopment. This 2026 project includes new cobblestone paving, underground utilities, upgraded lighting, and extensive greening, turning the local infrastructure into a modern, pedestrian-friendly environment.

Retail & Leisure:
Daily Essentials: Within a 2-minute drive, you have access to major supermarkets like Stelios and Lidl, as well as local bakeries, pharmacies, and banks.
Beaches: The coastline of the Dhekelia Road is only 5 minutes away, offering a long promenade and organized sandy beaches.

Travel & Connectivity:
Larnaca Center: Only 7-8 minutes from the Phinikoudes promenade.
Highway: Immediate access to the Nicosia-Agia Napa highway.
Airport: Larnaca International Airport is accessible in under 12 minutes.

Secure Your Future in Livadia
Contact G&P Lazarou Estate Agents today at +357 24104949 or email larnaca.office@gplazarou.com to schedule your private tour of this exceptional 3-bedroom flat!

Details

Property Type: **Apartment**
Website
Status: **Available**
Unit Number: **C104**

Main Features

Property Subtype: **Standard Apartment**
Bedrooms: **3**
Furnished: **Unfurnished**
Construction Stage: **Under Construction**
Bathrooms: **2**
Covered Parking: **1**
Construction Year: **2027**
Kitchen Type: **Open Plan**
Floors Building: **1**

Area

Internal Area: **98m²**

Covered Verandas: **22m²**

Further Details

Elevator, Storage Space

Gallery









