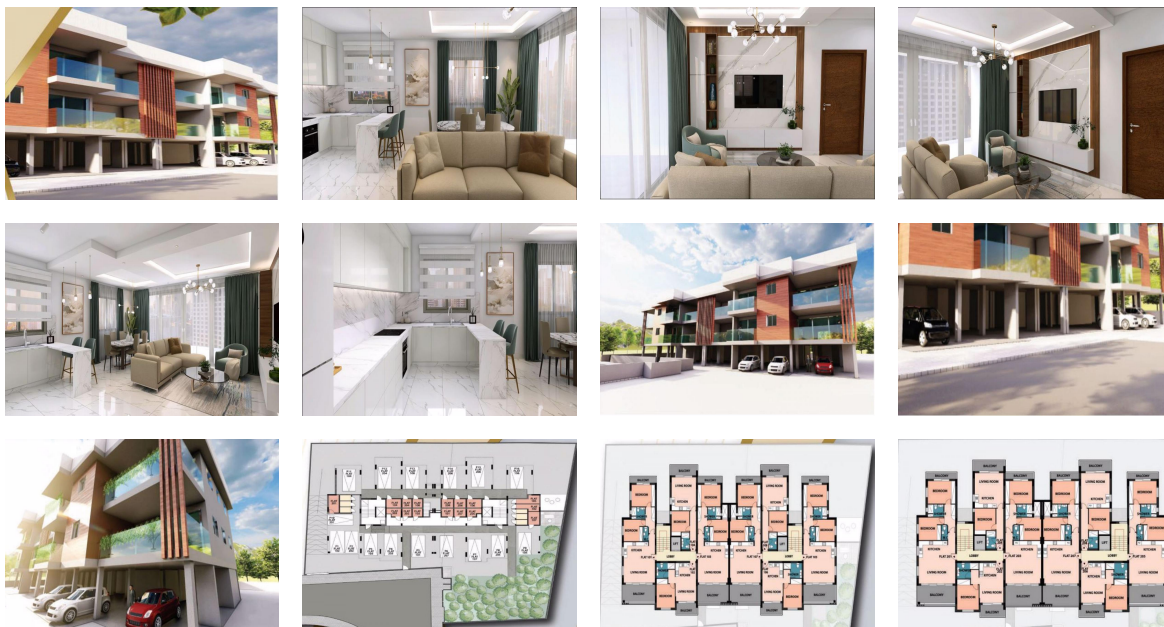


**APARTMENT FOR SALE**



Livadia

Livadia, Larnaca

Cyprus

Asking Price

€200,000

Bedrooms **2**

Year Built **0**

Bathrooms **2**

Date Listed **08/15/2024**

Size **86 Sq M**

Listing ID **GL-**

**1740338246**

Listed by: Emerald Property Consultants - Cyprus

For more information, visit:

<https://www.globallistings.com/11169716>

**Overview**

Two Bedroom Apartment For Sale in Livadia, Larnaca – Title Deeds (New Build Process)

PRICE REDUCTION !! (was €218,500 + VAT)

A modern residential apartment building in the new developing and growing area of Livadia in Larnaca. The building has 16 units with a mix of 1 & 2-bedroom apartments including two 2-bedroom Penthouse apartments with roof gardens. All apartments have a modern open plan layout, custom made kitchen cabinets, built-in wardrobes and large double-glazed windows. Each apartment has a private storage room and covered parking on the ground floor.

- 2 Bedrooms with fitted wardrobes

- Open plan living - dining - kitchen area

- Family bathroom
- Guest W/C
- Provision for air conditioning units
- Double glazing
- Unfurnished
- Storage room
- Private parking
- Internal 86 m2
- Covered veranda 21 - 24 m2
- Communal fees TBC
- Close to all local amenities
- 5 Minutes to the sea & beach
- 7 Minutes to the Larnaca Metropolis Mall
- 8 Minutes to Larnaca Main Harbour
- 19 Minutes to Larnaca International Airport
- Suitable for Cyprus Permanent Residency
- Subject to VAT
- Energy Efficiency A

#### Livadia

The village of Livadia is a large community found on the north side of Larnaca, where the settlement of Tridaton used to flourish. The village took its name from the Greek word for fields (livadia) due to the flat area of grassland with running waters and rich pasture. In olden days, the women spent whole days of the year paring and splitting reeds, in order to make various basketry products, and Livadia is the only place on the island where 'psatharkes' (traditionally used for roofing) are made.

Work has now started on the vast project of the "Land of Tomorrow that will transform one of the largest areas of Larnaca, improving the image not only locally but also Cyprus at the international level. The Land of Tomorrow project will provide new and important investment opportunities in the areas of

entrepreneurship, tourism, culture, innovation and the environment in Cyprus.

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- \* Title Deeds (New Build Process)
- \* Short Drive to the Sea & Beach
- \* Great Location
- \* Suitable for Cyprus Permanent Residency
- \* Subject to VAT
- \* Under Construction - Completion Due November 2024
- \* Energy Efficiency A

Livadia

Livadia

County: Larnaca

Sale Type: For Sale

Ref #: LAN002N2

**Contact**

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