#1196

# Modern Two Bedroom Apartment in Livadia Saint Savvas

Saint Savvas, Livadia Larnakas, Larnaca

€235,000 +VAT









## **Overview**

### **Specifications**

Bedrooms	Covered
<b>2</b> 2	[] 7 m <sup>2</sup>

Туре	Apartment
Showers	2
Toilets	2
Covered veranda	21 m <sup>2</sup>
Covered parking	12 m <sup>2</sup>

Status	Under construction
Year of construction	2025
Title deed	Share of land
Facade	Graffiato
Energy efficiency rating	<i>≇</i> A+

### **Description**

For sale: a modern apartment under construction, located on the first floor of a small building with an elevator in the sought-after area of Livadia Larnakas, Saint Savvas. With an internal space of 77 square meters, this property offers two comfortable bedrooms, ideal for families, couples, or professionals.

Built in 2025, the apartment is designed with energy efficiency class A+ for lower utility costs and year-round comfort. The layout is practical and contemporary, making the most of every square meter. Large windows provide plenty of natural light and open to a peaceful village view, allowing residents to enjoy a calm and relaxing atmosphere.

The neighborhood of Livadia Larnakas, Saint Savvas is known for its safe, friendly environment. Here you will find excellent access to the highway, making commuting simple and quick. Amenities such as shops, schools, and parks are all close by, offering great convenience for daily living while maintaining a quiet, residential feel.

This apartment presents a great opportunity for comfortable living in a modern setting. For more information or to schedule a viewing, contact Efstathiou Brokers today.



# **Additional information**

#### **Facilities**

Elevator Parking, Covered Storage

**Features** 

Balcony Balcony, front Combined kitchen and dining area

Corner Double glazing Easy access to highway

Easy access to main roads En suite bathroom En suite shower

Energy efficient doors/windows Entrance gate Fitted wardrobes

Guest WC Investment opportunity Luxury specifications

Modern design Municipal water/sewage Near amenities

Near bus route Open plan Pipe-in-pipe plumbing system

Pressurized water system Quiet area Shower

Sound insulation Thermal insulation Tile flooring

Veranda, front Veranda, large Village view

Walking distance to beach

#### **Distances**

Amenities Airport Sea

Public transport Schools Resort

### Contact us

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### **Efstathiou Brokers**

