

Property Code:	A9440	Type:	Sale - House/Villa
Location:	Larnaca - Livadia	Internal Area:	141 m ²
Plot Area:	206 m ²	Bedrooms:	3
Bathrooms:	3	Year of construction:	2027
Status:	Off Plan	VAT:	+ VAT

Property features:

Covered Parking	Detached	Outdoor Shower	Provision for Air-conditioning
Provision for Central Heating			

Description:**3 Bed Villa for in Livadia for sale**

This is a contemporary development of **six exclusive villas** designed to elevate your everyday living in **Livadia, Larnaca**. Five of these residences include private **swimming pools**, ideal for those seeking a refreshing escape, while two offer **rooftop gardens** that frame serene vistas.

Each villa spans a generous **plot size ranging from 190 to 330 square meters**, with **covered areas between 160 and 208 square meters**. Designed with practicality and comfort in mind, the villas provide **three to five spacious bedrooms and three or four elegant bathrooms**, creating a refined balance of style and function—perfect for families and discerning homeowners alike.

Nestled in the thriving area of **Livadia, Larnaca**, these homes provide convenient access to a wealth of nearby amenities. With the motorway close at hand, both the lively city center and the airport are only a 15-minute drive away. Just as accessible are the **beaches of Dhekelia Road**, the **new Larnaca marina**, and **Larnaca's picturesque shoreline**, offering endless opportunities for leisurely strolls and sun-kissed days by the sea.

Energy efficient insulation and windows

High-end **European tiles and parquet**

Luxury white sanitary and **European-quality fittings**

Modern and functional kitchen, personalized by local professional carpenters

Secure main entrance doors

Provision for **high-speed internet** connectivity

Skimmer **modern swimming pool** and outdoor shower

Provision of **central heating and air conditioning**



