

<b>Property Code:</b>	A9432	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Livadia	<b>Internal Area:</b>	171 m <sup>2</sup>
<b>Plot Area:</b>	330 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Status:</b>	Off Plan
<b>VAT:</b>	+ VAT		

**Property features:**

Covered Parking	Detached	Outdoor Shower	Provision for Air-conditioning
Provision for Central Heating	Roof Garden	Swimming Pool	

**Description:****4+1 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**

**Roof garden**



