

Property Code:	A12090	Type:	Sale - House/Villa
Location:	Larnaca - Livadia	Internal Area:	158 m²
Plot Area:	175 m²	Bedrooms:	3
Year of construction:	2027	Status:	Off Plan
VAT:	+ VAT		

Property features:

Covered Parking	Garden	Gym	Kid's Play Area
Provision for Air-conditioning	Sauna	Storage	Swimming Pool

Description:

Luxury Villas For Sale In Livadia

This exclusive residential development brings together a collection of 15 detached three-bedroom villas and 12 contemporary apartment buildings, thoughtfully arranged around a beautifully landscaped central park.

Designed to foster a sense of community while preserving the privacy of each residence, the masterplan features lush gardens, tranquil water features, resort-style amenities, walking paths, and inviting social spaces that seamlessly connect every home.

The detached villas offer spacious open-plan living and dining areas that extend effortlessly onto expansive outdoor terraces, creating the perfect indoor-outdoor lifestyle.

Each home is complemented by a private landscaped garden, dedicated parking, private storage, premium construction, and elegant Mediterranean architecture.

Designer kitchens with high-quality cabinetry, premium sanitary ware, concealed air-conditioning provisions, smart home infrastructure, solar water heating, and Energy Efficiency Class A specifications ensure exceptional comfort, style, and sustainability.

Residents enjoy an outstanding collection of lifestyle amenities designed for relaxation, wellbeing, and everyday convenience.

The community features a resort-style swimming pool, a fully equipped fitness centre, wellness spa with sauna and steam room, Pilates and wellness studio, massage and treatment rooms, an exclusive residents' clubhouse, café and social lounge, coworking spaces, meeting rooms, landscaped Mediterranean gardens, children's playground, outdoor basketball court, and professionally managed communal areas.

Set within a secure gated community with dedicated visitor parking and concierge-inspired services, the development offers a peaceful yet highly connected lifestyle.

Ideally located just minutes from Larnaca city centre and the beach, residents benefit from

excellent access to schools, shopping destinations, restaurants, and the highway, making it an exceptional choice for both permanent living and investment.

Contact us for more information!

