

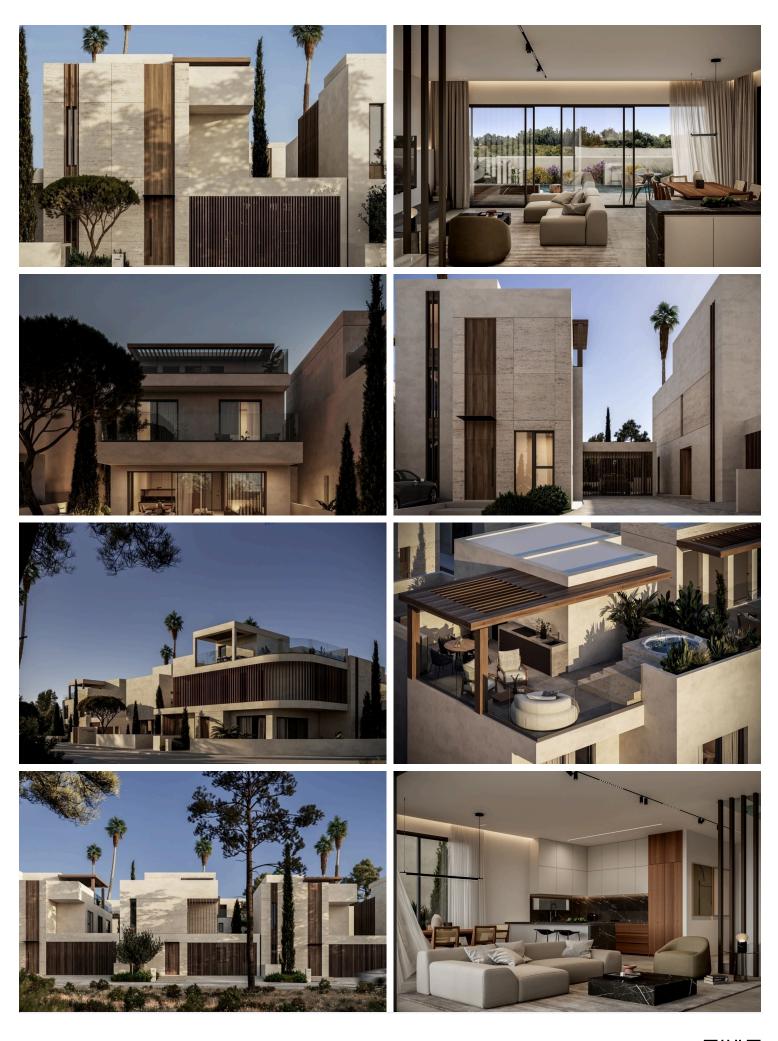
### #11439

## Modern Detached Villa for Sale in Livadia Tourist Area (11439)

Livadia Tourist Area, Larnaca

€678,000 +VAT









### Overview

### **Specifications**

Bedrooms	Bathrooms	Covered		
Туре	Detached Villa	Furnished	Unfurnished	
Toilets	3	Structure	Concrete	
Plot	351 m <sup>2</sup>	Facade	Concrete	
Status	Under construction	Energy efficiency rating	a 🖉	
Year of construction	2026			

### Description

Modern Detached Villa for Sale in Livadia Tourist Area (11439)

For sale, an exquisite detached villa that is currently under construction, offering modern living in a sought-after location. With an impressive internal space of 188.6 m<sup>2</sup>, this villa features four spacious bedrooms and three well-appointed bathrooms, ideal for families or those seeking extra space.

Situated in the vibrant Livadia Tourist Area, this property is surrounded by beautiful landscapes and easy access to stunning beaches. The area offers a mix of local shops, restaurants, and leisure activities, making it a perfect blend of tranquility and convenience. Its proximity to the highway ensures that you can easily navigate to nearby towns and attractions.

This villa, scheduled for completion in 2026, boasts an energy efficiency rating of A, showcasing its commitment to sustainability and cost-effective living. The home will come unfurnished, allowing you the opportunity to personalize the space to reflect your style. Nestled within a secure gated complex, this property promises both privacy and peace of mind.

Don't miss the chance to own this beautiful villa in Livadia Tourist Area, listed by Lextrus Real Estate. Contact us today for more information.





## Additional information

### Facilities

Aircondition, Provision	Gated complex	Heating, Provision
Parking, Garage	Pool, Optional	Solar water heater
Storage		
Features		
Double claring	Fooy oppose to highwoy	Foot access to main roads
Double glazing	Easy access to highway	Easy access to main roads
En suite shower	Entrance gate	Garden
Granite countertops	Guest WC	High ceilings
Investment opportunity	Luxury specifications	Modern design
Near amenities	Open plan	Openings in opposite sides
Pressurized water system	Rental potential	Spacious rooms
Thermal insulation	Veranda	Veranda, large

### Distances

# Amenities 450 m

#### **Contact us**

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