



#11442

# Modern Unfurnished Detached Villa with 173 m2 in Livadia (11442)

 Livadia Tourist Area, Larnaca

**€578,000** +VAT











# Overview

## Specifications

|   |  |   |  |  |  |
|---|--|---|--|--|--|
| Bedrooms  |  | Bathrooms   |  | Covered  |  |
|  3 |  |  3   |  |  173 m <sup>2</sup> |  |
| Type  |  | Detached Villa  |  |  |  |
| Toilets   |  | 3   |  |  |  |
| Plot  |  | 260 m <sup>2</sup>  |  |  |  |
| Status  |  | Under construction  |  |  |  |
| Year of construction  |  | 2026  |  |  |  |
| Furnished   |  | Unfurnished   |  |  |  |
| Structure   |  | Concrete  |  |  |  |
| Facade  |  | Concrete  |  |  |  |
| Energy efficiency rating  |  |  A |  |  |  |

## Description

Modern Unfurnished Detached Villa with 173 m2 in Livadia (11442)

For sale is a stunning detached villa, currently uder construction, set to be completed in 2026. With an impressive internal space of 173 m2, this modern villa offers an ideal living environment for families or those seeking a luxurious lifestyle.

The villa features three spacious bedrooms and three well-appointed bathrooms, providing comfort and privacy for all residents. Located in the sought-after Livadia Tourist Area, this property places you in a vibrant community known for its beautiful beaches and lively atmosphere, making it perfect for leisure and relaxation. The area boasts a range of amenities, including shops, restaurants, and recreational facilities, all within easy reach. Additionally, the close proximity to the highway ensures convenient access to nearby cities and attractions.

Set within a secure gated complex, this home promises safety and peace of mind. Built with energy efficiency in mind, boasting an A classification, you can enjoy modern living while being environmentally conscious.

This is an exceptional opportunity to own a new villa in a desirable location. For more details, please contact Lextrus Real Estate.



# Additional information

## Facilities

Aircondition, Provision

Parking, Garage

Storage

Gated complex

Pool, Optional

Heating, Provision

Solar water heater

## Features

Double glazing

En suite shower

Granite countertops

Investment opportunity

Near amenities

Pressurized water system

Thermal insulation

Walking distance to beach

Easy access to highway

Entrance gate

Guest WC

Luxury specifications

Open plan

Rental potential

Veranda

Easy access to main roads

Garden

High ceilings

Modern design

Openings in opposite sides

Spacious rooms

Veranda, large

## Distances

Amenities




450 m

## Contact us



**Stefania Spyridou**

 (+357) 99810880

 stephaniaSpyridou@gmail.com

