

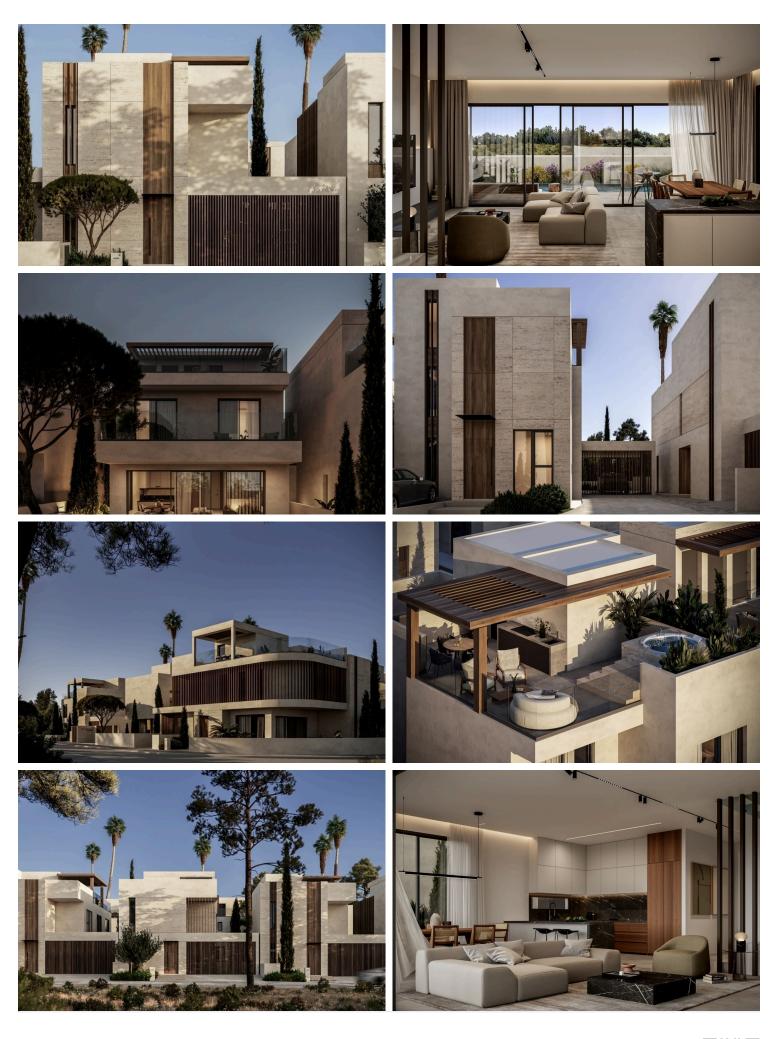
### #11442

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

Livadia Tourist Area, Larnaca

€578,000 +VAT









### Overview

### **Specifications**

Bedrooms	Bathrooms	Covered	1 <sup>2</sup>
Type Toilets	Detached Villa 3	Furnished	Unfurnished Concrete
Plot	260 m <sup>2</sup>	Facade	Concrete
Status	Under construction	Energy efficiency rating	a 🔊
Year of construction	2026		

### 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	Gated complex	Heating, Provision
Parking, Garage	Pool, Optional	Solar water heater
Storage		
Features		
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
Walking distance to beach		

### Distances



### Contact us



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