



#18485

# 4 Modern Luxury Villas for Sale – Livadia Tourist Area, Larnaca (18485)

📍 Livadia Tourist Area, Larnaca

€1,800,000





# Overview

## Specifications

Bedrooms

 4

Bathrooms

 3

Covered

 160 m<sup>2</sup>

Type	<b>Detached Villa</b>
Showers	<b>2</b>
Toilets	<b>4</b>
Plot	<b>230 m<sup>2</sup></b>
Covered veranda	<b>25 m<sup>2</sup></b>
Roof garden	<b>55 m<sup>2</sup></b>
Status	<b>Resale</b>

Year of construction	<b>2019</b>
Title deed	<b>Yes</b>
Furnished	<b>Fully furnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

4 Modern Luxury Villas for Sale – Livadia Tourist Area, Larnaca (18485)

An exceptional opportunity to acquire one of three modern luxury villas located in the highly desirable Dekeleia Tourist Area, just 350 meters walking distance from the beach.

Situated in a quiet and well-maintained residential area, these beautifully designed villas combine modern architecture, comfort, and excellent investment potential in one of Larnaca's most sought-after coastal locations.

Each villa offers approximately 160 m<sup>2</sup> of internal covered areas on a 236 m<sup>2</sup> private plot, thoughtfully designed to maximize both indoor and outdoor living.

The properties feature 3 spacious bedrooms plus an additional room on the roof garden level, ideal for a guest room, office, entertainment space, or extra bedroom. The villas also include 2 bathrooms and 3 W.C.s, offering practicality and comfort for family living or holiday use.

Outdoor areas are designed for relaxation and entertaining, including a private 32 m<sup>2</sup> swimming pool, landscaped garden, spacious verandas, and an impressive roof garden with approximately 55 m<sup>2</sup> of uncovered terrace space.

Each villa is offered fully furnished and fully equipped with electrical appliances and air conditioning units in all rooms, making them completely move-in or rental ready.



# Additional information

## Facilities

Aircondition, Split system

Heating, Split system

Parking, Covered

Pool, Private

Storage

## Features

Easy access to highway

Easy access to main roads

Investment opportunity

Near amenities

Near bus route

Pool view

Quiet area

Rental potential

## Distances

Amenities

 200 m

Airport

 15 km

Sea

 500 m

Public transport

 300 m

Schools

 500 m

Resort

 500 m

## Contact us



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