



#18491

# Modern Luxury Villas for Sale – Livadia Tourist Area, Larnaca (18491)

📍 Livadia Tourist Area, Larnaca

€550,000





# 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

Modern Luxury Villa for Sale – Livadia Tourist Area, Larnaca (18491)

An exceptional opportunity to acquire a modern luxury villa located in the highly desirable Livadia Tourist Area, just 350 meters walking distance from the beach.

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

The 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 property features 3 spacious bedrooms plus an additional room on the roof garden level, ideal for a guest room, office, entertainment space, or extra bedroom. The villa also includes 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 covered verandas, and an impressive roof garden with approximately 55 m<sup>2</sup> of uncovered terrace space.

The villa is offered fully furnished and fully equipped with electrical appliances and air conditioning units in all rooms,



# 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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