



#5579

# Three Bedroom Detached Villa in Livadia, Larnaca, 400 meters from the sea (5579)

📍 Livadia Tourist Area, Larnaca

**€490,000** +VAT







# Overview

## Specifications

Bedrooms		Bathrooms		Covered		
 3		 3		 142.7 m <sup>2</sup>		
Type	Detached Villa				Year of construction	2026
Toilets	3				Furnished	Unfurnished
Plot	210 m <sup>2</sup>				Structure	Concrete
Covered veranda	19.1 m <sup>2</sup>				Facade	Concrete
Uncovered veranda	10.9 m <sup>2</sup>				Communal charge frequency	Monthly
Covered parking	32.9 m <sup>2</sup>				Energy efficiency rating	 A
Status	Under construction					

## Description

Three Bedroom Detached Villa in Livadia, Larnaca, 400 meters from the sea (5579)

Welcome to this stunning detached villa, designed to impress and currently under construction. With an internal space of 142.7 m2, built in a plot of 210 sq.m., this modern home will feature three spacious bedrooms and three bathrooms, perfect for families or those seeking extra space.

Located in the serene area of Livadia, walking distance to the sea, this villa offers a peaceful lifestyle while remaining close to essential amenities. Residents can enjoy nearby cafes, shops, and recreational facilities, making day-to-day living convenient and enjoyable. Additionally, easy access to the highway allows for swift travel to neighboring areas, ensuring you are never too far from the action.

This property will be completed in August 2026 and promises to be energy-efficient, boasting an Energy Efficiency rating of A. Situated within a gated complex, it offers both security and a sense of community. The villa is presented unfurnished, allowing you the freedom to personalize the space to reflect your unique style.

Don't miss this opportunity to own a beautiful home in Livadia. Contact Lextrus Real Estate today for more details and to discuss the next steps in making this villa yours.



# 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



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