

4plus1 bedroom Detached House with Pool in Livadia for Sale

FOR SALE - € 580,000 + VAT EUR



<https://www.mayfaircyprus.net/p/260621>

Prop No. **260621**
City: **Larnaca**
Area: **Livadia**
Bedrooms: **4 Bedrooms**
Bathrooms: **4 Baths**
Covered area: **170 m²**
Covered Veranda: **36 m²**
Plot: **315 m²**
Title deeds: **After construction**
Property Type: **Detached**
Condition: **New**

A contemporary development of six exclusive villas ideally located in Livadia, with easy access to the motorway, the vibrant centre of Larnaca and Larnaca International Airport, both just a 15-minute drive away. The beautiful beaches of Dhekelia Road, the new marina, and Larnaca's picturesque coastline are also within easy reach. Some of the residences feature private swimming pools, while two villas offer rooftop gardens with serene views of the surrounding area.

The 4+1bedroom villa is set on a generous plot ranging from 315 to 330 m² and offers 170 m² of internal living space spread across two floors, along with 36-38 m² of covered verandas.

The ground floor comprises an open-plan kitchen, living and dining area, a guest WC, and a separate office. Upstairs, there are three bedrooms, including a master bedroom with a walk-in wardrobe and en-suite shower, while the other two bedrooms share a family bathroom.

The property also benefits from a spacious roof garden of 68 m² featuring an additional room with a bathroom, which can be used as a storage room, office, or converted into an extra bedroom.

Externally, the villa offers a landscaped garden, a private swimming pool, and an outdoor shower area.

The villa offers provisions for central heating and air conditioning.

The project is currently available off-plan, with an estimated completion period of 15-18 months from the start of construction.

Property features

- Air Conditioning
- Balcony
- Covered Parking
- Double Glazing
- En-suite
- Garden
- Guest W.C
- Laundry Room
- Main Bathroom
- Open Plan Fitted Kitchen
- Outside Shower
- Pressurized Water System
- Private Pool
- Solar Panels
- Store Room
- Walk in Wardrobes

Mayfair Properties

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