

3-bedroom Detached Villa with Pool in Livadia for Sale

FOR SALE - € 414,000 + VAT EUR



<https://www.mayfaircyprus.net/p/260727>

Prop No. **260727**
City: **Larnaca**
Area: **Livadia**
Bedrooms: **3 Bedrooms**
Covered area: **182 m²**
Title deeds: **After construction**
Property Type: **Detached**
Condition: **New**

This new secure gated community comprises 15 detached villas and 12 apartment buildings, arranged around a beautifully landscaped communal swimming pool and a premium wellness centre. Residents can enjoy a wide range of exclusive facilities, including a Pilates and wellness studio, massage and treatment rooms, a fully equipped gym, a sauna, and an elegant residents' clubhouse featuring a café and social lounge. The development also offers coworking spaces and meeting rooms, landscaped Mediterranean gardens, a children's playground, and an outdoor basketball court.

Designed as a peaceful residential community, the development provides private roads, two vehicular entrances, pedestrian walkways, and beautifully landscaped green spaces throughout. Residents also benefit from concierge services, 24-hour security, and dedicated visitor parking. Ideally located in Livadia, the community is within easy reach of shops, schools, restaurants, and all essential amenities.

This 3-bedroom villa offers 182 m² of internal living space arranged over two floors. The ground floor features a spacious open-plan kitchen, guest WC, and dining and living areas. The upper floor comprises three bedrooms: the master bedroom includes an en-suite bathroom, while the other two bedrooms share the main bathroom. There is also a dedicated laundry room. The staircase leads to the roof garden, which includes a guest WC and storage room.

The villa is finished with premium cabinetry, high-quality sanitary ware, smart home provisions, air-conditioning provisions, and an Energy Performance Certificate rating of A. Externally, the property benefits from a private landscaped garden and the option to add a private swimming pool.

Each villa also includes 2 covered parking spaces.

Property features

- Balcony
- Children's Playground
- Communal Barbeque Area
- Communal Garden
- Communal Gym
- Communal Pool
- Communal Sauna
- Covered Parking
- Double Glazing
- En-suite
- Garden
- Granite Worktop
- Guest W.C
- Main Bathroom
- Open Plan Fitted Kitchen
- Optional Pool
- Pressurized Water System
- Solar Panels
- Store Room

Mayfair Properties

Corner of 1 Arch Makariou III & Gr Afxentiou Ave.
Shop 7, Akamia Centre, 6017, Larnaca, Cyprus
Tel: +357 248 187 30< Fax: +357 248 187 740
E-mail: info@mayfaircyprus.com
Website: www.mayfaircyprus.com

