

# 5 Bedroom Luxury Villa in Livadia, Larnaca

For Sale : **€ 580,000**

**Description**
5-Bedroom Luxury Villa

Apartments & Living Spaces
This upcoming 5-bedroom, 4-bathroom contemporary villa forms part of an exclusive residential development of six luxury villas in Livadia, one of Larnaca's most desirable and rapidly growing neighbourhoods. Designed to deliver an exceptional standard of modern living, the residence combines elegant architecture, generous living spaces, and premium finishes throughout, offering 189 m² of internal living space set on a private 330 m² plot.

The ground floor features spacious open-plan living areas that combine the kitchen, dining, and lounge into one bright and harmonious environment. Large windows allow abundant natural light to fill each room and create a seamless connection between the indoor living spaces and the surrounding outdoor areas. The villa benefits from a 38 m² covered veranda, a private swimming pool, and an exclusive 68 m² private rooftop garden (18 m² covered + 50 m² uncovered), providing extraordinary outdoor living areas across multiple levels — perfect for relaxation, dining al fresco, and entertaining in true Mediterranean style.

Bedrooms
The villa provides flexible sleeping accommodation across two levels — four main bedrooms on the primary residential floors and an additional bedroom on the private rooftop level, each designed as calm and private retreats away from the main living areas. The rooms are well-proportioned, allowing for comfortable furnishing with wardrobes, bedside tables, and additional elements such as a desk or dressing area.

Large windows enhance both natural light and ventilation, creating a fresh and airy environment throughout the day. The design focuses on elegance and practicality, using premium materials and neutral tones to create a relaxing and timeless feel.

The master bedroom offers a more spacious layout with an en-suite bathroom and a refined sense of privacy, while the remaining bedrooms provide flexible use as family bedrooms, guest rooms, or a home office. The unit is served by 4 bathrooms — including additional facilities accessible from the roof garden level.

Exclusive Private Roof Garden
The villa benefits from an exclusive private roof garden of approximately 68 m² in total — featuring a 18 m² covered interior room and a 50 m² uncovered terrace — providing extraordinary additional outdoor space with open views. The roof garden creates a truly exceptional outdoor retreat perfect for relaxation, dining al fresco, or entertaining under the Mediterranean sky, and adds a distinctive lifestyle dimension to the residence.

Overall Feel
Every room is designed with attention to detail, ensuring a balance between style and practicality. The combination of natural light, high-quality finishes, and modern architectural lines creates living spaces that feel both comfortable and sophisticated — perfectly suited for refined family living in one of Larnaca's most desirable residential neighbourhoods.

Livadia is a thriving community offering excellent connectivity to all major destinations — the motorway is moments away, Larnaca city centre and Larnaca International Airport are approximately 15 minutes away, and the beautiful beaches along Dhekelia Road, the New Larnaca Marina, and the city's picturesque coastline are all within easy reach — providing the perfect Mediterranean lifestyle.

In total, the villa measures 277 m² of covered area set on a private 330 m² plot. The property is rated Energy Efficiency Grade A, with high-quality construction and modern, energy-efficient features throughout. Includes a private swimming pool, a covered parking area for two vehicles (22 m²) — ideal for both end-users seeking a distinctive luxury family residence and investors looking for a premium property with strong long-term value in a rapidly growing coastal community.

## Details

Property Type: **House**
Status: **Available**
Unit Number: **Villa 1 (A1), Villa 2 (A2)**
Website

## Main Features

Property Subtype: **Detached House**
Bathrooms: **4**
Construction Stage: **Off-plan**
Covered Parking: **2**
Bedrooms: **5**

## Area

Internal Area: **189m²**
Covered Area: **227m²**
Roof Garden Area: **68m²**
Covered Verandas: **38m²**
Plot Area: **330m²**
Uncovered Verandas: **50m²**
Total Area: **277m²**

## Energy & Heating

Energy Efficiency Grade: **A**

## Further Details

Alarm, Secure Door, Private Swimming Pool

# Gallery















