

5 Bedroom Villa in Livadia, Larnaca

For Sale : **€ 1,300,000**

Description
5-Bedroom Luxury Beachfront Villa

Apartments & Living Spaces
This exceptional upcoming 5-bedroom, 5-bathroom contemporary villa forms part of an exclusive residential development of just two luxury villas, perfectly positioned only 80 metres from the beach along the prestigious Oroklini–Dhekelia coastline. Designed to reflect a refined coastal Mediterranean lifestyle, the residence offers 200 m² of internal covered living space set on a private 330 m² plot, delivering the perfect combination of privacy, elegance, and beachfront lifestyle.

The main living area is designed as a bright and central space, featuring elegant open-plan living and dining areas that combine the kitchen, dining, and lounge into one harmonious environment. Large openings invite natural light deep into the home while creating a seamless connection to the outdoor spaces, framing beautiful panoramic sea views and drawing the coastal setting into every corner of the home.

The interior features a bespoke contemporary kitchen crafted by skilled local artisans, elegant granite worktops, and premium European finishes throughout. Energy-efficient insulation, high-performance windows, and provisions for central heating, air conditioning, and high-speed internet ensure exceptional comfort in every season.

Bedrooms
The five bedrooms are designed as calm and private retreats, offering a peaceful atmosphere away from the main living areas. Each room is 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 suites, or a home office — making the villa well suited to both family living and hosting guests. The villa is served by 5 well-appointed bathrooms, providing exceptional comfort and privacy for residents and visitors alike.

Private Outdoor Living
The villa's private outdoor spaces have been carefully designed to maximise the coastal lifestyle:
- Private swimming pool with spacious pool terrace
- Beautifully landscaped private gardens
- Dedicated barbecue area for outdoor entertaining
- Covered parking
- Optional private rooftop garden with spectacular panoramic sea views (additional cost)

The combination of private gardens, swimming pool, and dedicated outdoor entertaining spaces creates the perfect environment for relaxing or hosting guests while enjoying the Mediterranean climate — a true resort-style lifestyle within the privacy of your own home.

Overall Feel
Every room is designed with attention to detail, ensuring a balance between style and practicality. The combination of natural light, luxury finishes, meticulous attention to detail, and well-planned layouts creates living spaces that feel both comfortable and sophisticated — perfectly suited for refined coastal living in one of Larnaca's most desirable beachfront locations.

Ideally located within walking distance of shops, cafés, restaurants, and essential amenities, the villa combines the tranquility of beachfront living with excellent connectivity to Larnaca city centre and surrounding attractions. The prestigious Oroklini–Dhekelia coastal area is known for its beautiful Blue Flag beaches, seafront promenade, and popular restaurants and beach clubs — creating an exceptional lifestyle setting for both permanent residence and holiday living.

Larnaca International Airport is approximately 20 minutes away, while the motorway provides straightforward connections to Nicosia,

Limassol, and the wider Cyprus road network.

In total, the villa measures 200 m² of internal covered area set on a private 330 m² plot. The property is rated Energy Efficiency Grade A, with premium construction, luxury finishes, and modern energy-efficient features throughout — including bespoke contemporary kitchen with granite worktops, European finishes, high-performance thermal windows, energy-efficient insulation, and provisions for central heating, air conditioning, and high-speed internet.

An exceptional opportunity for both end-users seeking to own a distinctive luxury beachfront residence and investors looking for a high-quality property with strong long-term value in one of Cyprus's most prestigious coastal locations.

Details

Property Type: **House**
Status: **Available**
Unit Number: **Villa 1**
Website

Main Features

Property Subtype: **Detached House**
Construction Stage: **Off-plan**
Bedrooms: **5**
Bathrooms: **5**
Covered Parking: **1**

Area

Internal Area: **200m²**
Covered Area: **200m²**
Plot Area: **330m²**
Total Area: **200m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door, Private Swimming Pool, Sea View

Gallery













