

5 Bedroom Villa in Livadia, Larnaca

For Sale : **€ 850,000**

Description
5-Bedroom Luxury Detached Villa

Apartments & Living Spaces
This exclusive upcoming 5-bedroom, 4-bathroom luxury detached villa is thoughtfully designed to combine contemporary architecture, spacious living, and exceptional comfort in Livadia, one of Larnaca's most desirable and rapidly growing residential neighbourhoods. Set on a generous 520 m² private plot, the residence offers approximately 200 m² of internal covered living space, creating an elegant family home perfectly suited for modern living.

The architectural concept features bright open-plan living spaces that seamlessly connect the living, dining, and kitchen areas, creating an inviting atmosphere filled with natural light. Large windows and contemporary aluminium window systems enhance the sense of openness and provide a smooth transition to the outdoor areas, drawing the Mediterranean lifestyle into the heart of the home.

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 visitors. The villa is served by 4 well-appointed bathrooms, providing exceptional comfort and privacy throughout.

Private Outdoor Living
The outdoor areas are designed to embrace the Mediterranean lifestyle in every way:
- Stunning overflow private swimming pool
- Beautifully landscaped private gardens
- Spacious terraces for relaxing and entertaining
- Dedicated barbecue area for outdoor dining
- Covered parking

The combination of overflow pool, landscaped gardens, and dedicated outdoor entertaining areas creates a private oasis — the perfect environment for family relaxation, hosting guests, or spending time outdoors while enjoying the Mediterranean climate.

Premium Construction & Buyer Customization
The villa is built to the highest standards, incorporating premium finishes and carefully selected materials that combine durability with timeless elegance. Key construction and specification features include:
- Reinforced concrete structure
- Energy Efficiency Class A construction
- Modern aluminium window systems
- Premium European finishes throughout
- Open-plan living and dining areas with a modern kitchen
- European-quality fittings

Buyers also have the opportunity to customise selected finishes and design elements, allowing the home to reflect their personal style and preferences — a rare and valuable opportunity to shape a new luxury residence to suit individual tastes and lifestyle needs.

Overall Feel
Every aspect of the villa reflects a commitment to quality, ensuring a balance between contemporary style and enduring practicality. The combination of natural light, luxury finishes, careful attention to detail, and well-planned layouts creates living spaces that feel both comfortable and sophisticated — perfectly suited for refined family living in one of Larnaca's most desirable neighbourhoods.

Livadia is a thriving residential community offering excellent connectivity to all major destinations. The motorway is just moments away, while Larnaca city centre and Larnaca International Airport are approximately 15 minutes by car. 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. Schools, shopping centres, restaurants, and everyday amenities are all within walking distance.

In total, the villa measures 200 m² of internal covered area set on a private 520 m² plot. The property is rated Energy Efficiency Grade A, with reinforced concrete construction, luxury finishes, and modern energy-efficient features throughout. Includes a private overflow swimming pool, landscaped gardens, dedicated BBQ area, and covered parking — 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 residential community.

Details

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

Main Features

Property Subtype: **Detached House**
Construction Stage: **Off-plan**
Bedrooms: **5**
Bathrooms: **4**
Covered Parking: **1**

Area

Internal Area: **200m²**
Covered Area: **200m²**
Plot Area: **520m²**
Total Area: **200m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door, Private Swimming Pool

Gallery





