

5 Bedroom Villa in Livadia, Larnaca

For Sale : **€ 1,490,000**

Description
5-Bedroom Luxury Coastal Villa

Apartments & Living Spaces
This exceptional upcoming 5-bedroom, 4-bathroom luxury detached villa is perfectly positioned in Livadia, Larnaca — moments from the beautiful Dhekelia coastline. Designed for those who appreciate contemporary architecture, generous living spaces, and effortless seaside living, the residence combines elegance, comfort, and cutting-edge modern technology throughout. Set on a generous 600 m² private plot, the villa offers approximately 200 m² of covered living space with spacious interiors and beautifully designed outdoor areas.

The open-plan kitchen seamlessly connects with the living and dining areas to create bright, flowing spaces filled with natural light. Large glass openings enhance the indoor–outdoor connection, allowing residents to fully embrace the Mediterranean lifestyle. The interior features a bespoke open-design kitchen with premium European-quality fittings, elegant worktops, and carefully selected materials that combine durability with contemporary sophistication.

Bedrooms
The five spacious 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. Selected en-suite areas are further enhanced with private outdoor jacuzzis — an exceptional luxury feature offering exclusive spaces to unwind in complete privacy while enjoying the Mediterranean climate. The villa is served by 4 elegant bathrooms in total.

Private Outdoor Living
The outdoor areas are centred around a generous private swimming pool, complemented by beautifully landscaped gardens and spacious terraces perfect for relaxation, outdoor dining, or entertaining guests. Key outdoor features include:
- Big private swimming pool with generous surrounding terrace
- Landscaped private gardens
- Selected ensuite outdoor jacuzzis for private wellness moments
- Private rooftop garden with panoramic views
- Spacious outdoor entertaining areas

The private roof garden provides an additional outdoor retreat, offering panoramic views and an ideal setting for morning coffee, sunset gatherings, or entertaining under the Mediterranean sky — dramatically expanding the villa's outdoor living dimension.

Premium Construction & Smart Home Technology
Built with sustainability and comfort in mind, the villa incorporates cutting-edge technology and premium construction standards:
- Photovoltaic system for sustainable energy generation and reduced running costs
- Underfloor heating throughout for exceptional winter comfort
- Concealed air-conditioning system for a discreet contemporary aesthetic
- Premium European-quality materials and finishes throughout
- Energy Efficiency Class A construction
- High-performance thermal glazing

The combination of photovoltaic technology, underfloor heating, and concealed air-conditioning ensures a comfortable indoor climate throughout every season while significantly reducing energy costs and environmental impact.

Overall Feel
Every aspect of the villa reflects a commitment to quality, ensuring an exceptional balance between contemporary style, cutting-

edge technology, and enduring practicality. The combination of natural light, luxury finishes, meticulous attention to detail, and thoughtfully planned layouts creates living spaces that feel both indulgent and comfortable — perfectly suited for refined coastal living in one of Larnaca's most desirable neighbourhoods.

Ideally located within walking distance of Dhekelia Road and the beach, the villa offers easy access to seafront restaurants, cafés, shops, schools, and Larnaca city centre. The Dhekelia coastal area is renowned for its beautiful beaches, seafront promenade, popular restaurants, and beach clubs — providing an exceptional lifestyle setting for both permanent residence and holiday living. Larnaca International Airport is approximately 15 minutes away, and the motorway network provides straightforward connections to Nicosia, Limassol, and the wider Cyprus road system.

In total, the villa measures 200 m² of covered area set on a private 600 m² plot. The property is rated Energy Efficiency Grade A, with premium construction, luxury finishes, and cutting-edge energy-efficient features throughout — including photovoltaic panels, underfloor heating, and concealed air-conditioning. Includes a big private swimming pool, private roof garden, ensuite outdoor jacuzzis, landscaped gardens, and covered parking — an outstanding opportunity for both end-users seeking a distinctive luxury coastal residence and investors looking for a premium property with strong long-term value in one of Cyprus's most prestigious coastal communities.

Details

Property Type: **House**
Website

Status: **Available**

Unit Number: **Villa 1**

Main Features

Property Subtype: **Detached House**
Bathrooms: **4**

Construction Stage: **Off-plan**
Covered Parking: **1**

Bedrooms: **5**

Area

Internal Area: **200m²**
Total Area: **200m²**

Covered Area: **200m²**

Plot Area: **600m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door, Private Swimming Pool

Gallery
























