

3 Bedroom Villa in Livadia, Larnaca

For Sale : **€ 440,000**

Description
Detached family home for sale in Livadia, Larnaca — a beautifully maintained, move-in-ready property in one of Livadia's most sought-after quiet neighbourhoods. Premium finishes throughout, spacious open-plan living, and exceptionally low running costs thanks to a 4 kW photovoltaic system.

Layout: 197 m² covered internal area on a 277 m² plot.

Interior:
- 3 bedrooms and 3 bathrooms
- Open-plan living and dining area flowing into a premium Italian kitchen with a large island — ideal for family life and entertaining
- Central heating throughout
- 3 A/C units
- Full air-conditioning in every room
- Recently painted exterior
- Fully furnished
- Premium finishes throughout

Outdoor:
- Brand-new custom steel pergola creating a stunning covered entertainment area
- Landscaped garden with mature palm trees and natural grass
- Covered parking

Sustainability:
- 4 kW photovoltaic system (very low electricity bills)

Prime location — walking distance to:
- Primary school and high school
- Supermarket, pharmacy, cafés
- Restaurants and fast food
- Veterinary clinic

Distances:
- 2 km to motorway
- 3 km to beach
- Minutes from the upcoming Land of Tomorrow development

For full transparency: a new residential building is currently under construction on the neighbouring rear plot — disclosed upfront.

Construction year: 2009. Move-in ready.

Details

Property Type: **House**
Status: **Available**
Website

Main Features

Property Subtype: **Detached House**
Construction Stage: **Resale**
Construction Year: **2009**
Bedrooms: **3**
Bathrooms: **3**
Furnished: **Fully Furnished**
Covered Parking: **1**
Uncovered Parking: **1**

Area

Covered Area: **197m²**
Plot Area: **277m²**
Total Area: **197m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Secure Door, Storage Space, Air Condition

Gallery



















