#59451

FOR SALE



Larnaca, Livadia

158 m^2 Covered | 3 Bedrooms | 3 Bathrooms

Description

€419,000 +VAT

A development of contemporary detached three-bedroom villas, designed with modern Mediterranean architecture and high-quality finishes. Each villa features spacious open-plan living and dining areas, a designer kitchen, private garden, large outdoor terraces, private parking and storage. Additional features include smart home provisions, concealed A/C provisions, solar water heating and Energy Efficiency Class A.

Residents have access to a wide range of facilities, including a communal swimming pool, fully equipped gym, wellness spa with sauna and steam room, Pilates studio, clubhouse, café, coworking spaces, landscaped gardens, children's playground and outdoor basketball court. The development also offers a secure gated environment, concierge services and professionally managed communal areas.

Price: 419,000 + VAT
Reference: 59451

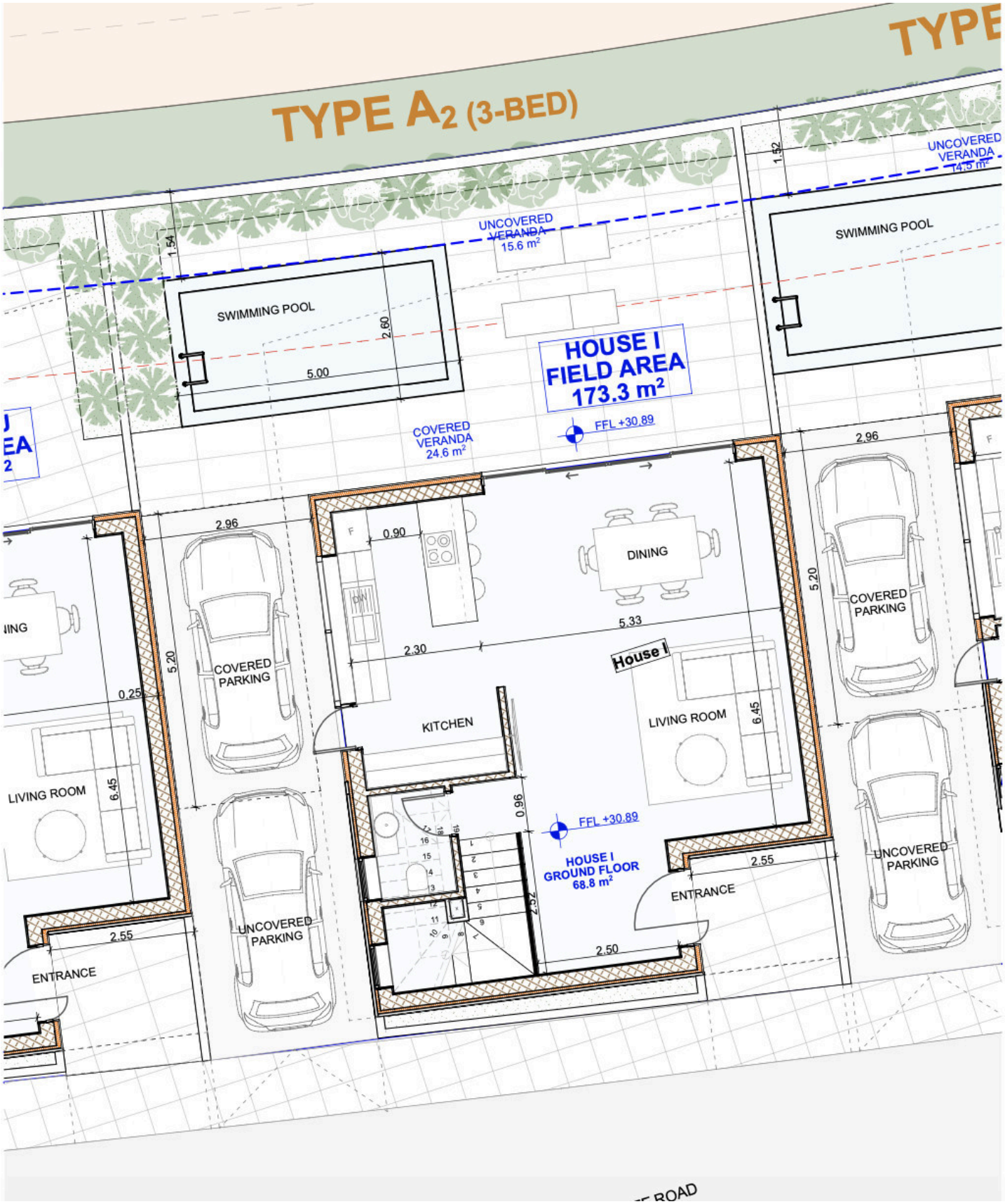
TYPE	House
BEDROOMS	3
BATHROOMS	3
COVERED	158 m^2
PLOT	178 m^2
STATUS	Under construction
YEAR OF CONSTRUCTION	2028

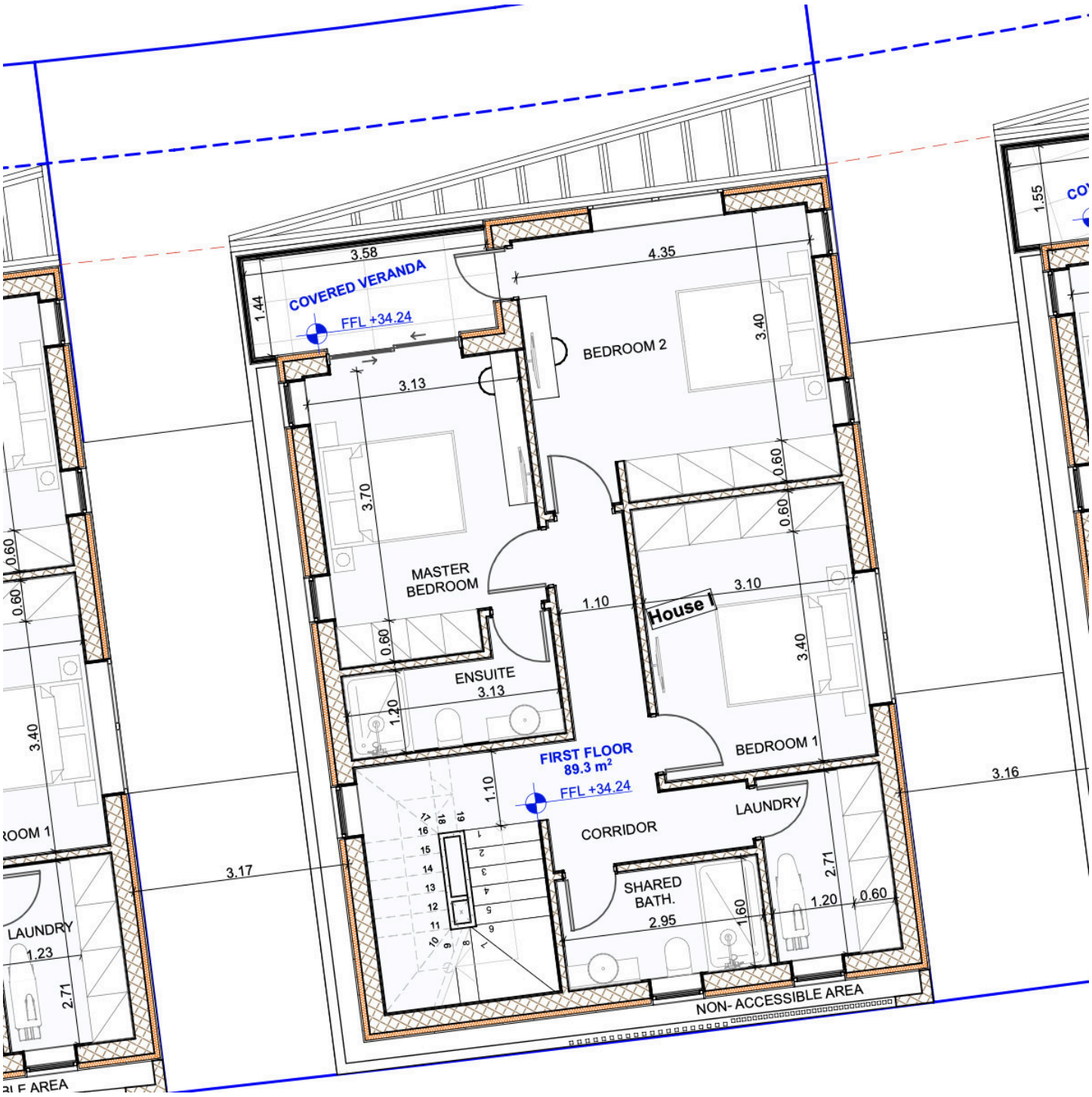


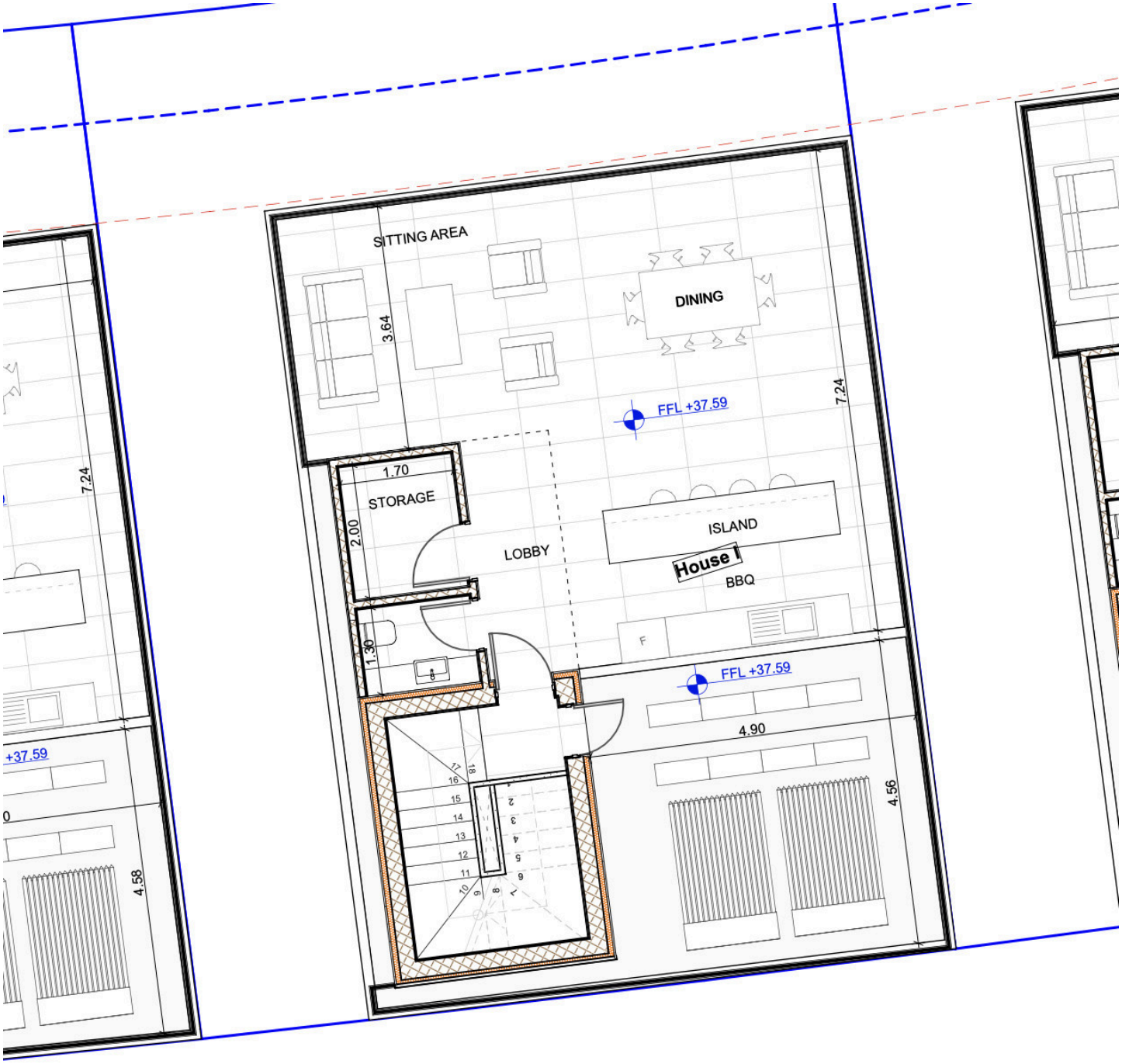
Eleni Mala
Real Estate Agent

(+357) 22424203
eleni@nchrealestate.com

nchrealestate.com


TYPE A2 (3-BED)
TYPE
UNCOVERED VERANDA 15.6 m²
UNCOVERED VERANDA 14.9 m²
SWIMMING POOL
SWIMMING POOL
HOUSE I FIELD AREA 173.3 m²
COVERED VERANDA 24.6 m²
FFL +30.89
FFL +30.89
HOUSE I GROUND FLOOR 68.8 m²
House I
DINING
KITCHEN
LIVING ROOM
LIVING ROOM
COVERED PARKING
COVERED PARKING
UNCOVERED PARKING
UNCOVERED PARKING
ENTRANCE
ENTRANCE
2.96
2.96
5.20
5.20
5.33
2.30
0.90
0.96
2.92
2.50
2.55
2.55
6.45
6.45
0.25
1.54
1.52
2.60
5.00


COVERED VERANDA
FFL +34.24
3.58
4.35
1.44
BEDROOM 2
3.40
3.13
3.70
0.60
0.60
MASTER BEDROOM
1.10
House I
3.10
0.60
3.40
ENSUITE
3.13
1.20
FIRST FLOOR
89.3 m²
FFL +34.24
BEDROOM 1
1.10
CORRIDOR
LAUNDRY
SHARED BATH.
2.95
1.60
1.20
0.60
2.71
NON- ACCESSIBLE AREA
3.16
3.17
LAUNDRY
1.23
2.71
1.55


SITTING AREA
DINING
3.64
7.24
FFL +37.59
1.70
STORAGE
2.00
LOBBY
ISLAND
House I
BBQ
1.30
F
FFL +37.59
4.90
4.56
7.24
+37.59
4.58