

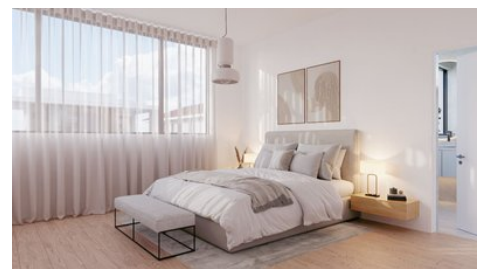
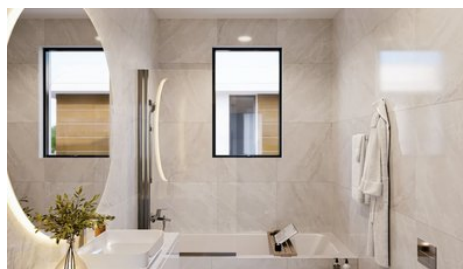
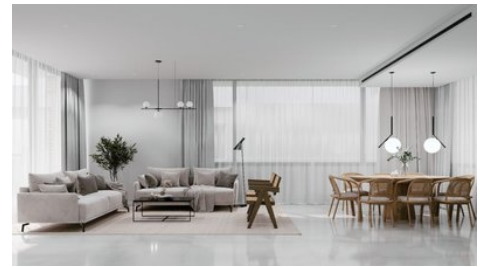


**Stunning modern collection of 15 modern detached residences in Larnaca 5 year WARRANTY**

**📍 Larnaka, Dimos Aradipou - Livadia**

**#3514**





<b>Price</b>	€603,000 +VAT	<b>Type</b>	Detached Villa
<b>Bedrooms</b>	3	<b>Bathrooms</b>	3
<b>Covered</b>	230 m <sup>2</sup>	<b>Covered veranda</b>	22 m <sup>2</sup>
<b>Uncovered veranda</b>	85 m <sup>2</sup>	<b>Year of Construction</b>	2024
<b>Status</b>	Under construction	<b>Energy efficiency rating</b>	A
<b>Area</b>	Larnaka, Dimos Aradipou - Livadia		

## Description

An exclusive development of modern high-end residences located in the popular Larnaca bay – in close proximity to Larnaca’s beach road. Sun Valley residences are located in a well-organised residential area within walking distance to Larnaca’s blue flagged beaches, ideal for permanent residency, summer vacations, as well as investment opportunity.

A stunning modern collection of 15 modern detached residences, each of them set in a spacious plot in one of the safest residential areas in Larnaca. The development offers the options of 3- & 4-bedroom residences and it is designed as a gated community with limited access to only residents and verified guests. The Sun Valley residences floorplans feature an open-plan layout for living and dining area, separated kitchen area, laundry room and guest toilet on the ground floor. The first-floor layout consists of a master bedroom, main bathroom\* and ensuite option\* for all bedrooms as well as roof garden option\*.

Energy Efficiency rated A residences come with a range of features designed to enhance a luxury lifestyle and make your everyday life comfortable and convenient. Inside, the residences feature, kitchen cabinets with soft-closing mechanism and granite counters, floor-to-ceiling double-glazed windows, fireplace, marble staircases, floor-to-ceiling wardrobes, and wallmounted toilets. While the outside features include private pool, patio, BBQ area, landscaped gardens and natural local stone decoration which provides the finishing touch to a dream high-end coastal home. All residences include solar panels for water heating and water pressuring system as well as PV plants provisions to maximise the sustainability of your new home.

offer a prime location for those seeking both relaxation and convenience. Situated in a peaceful residential area, it is just a short stroll away from Larnaca beach road where a variety of restaurants, cafes and amenities are available. The development is within walking distance to Larnaca blue-flagged beaches and provides easy access to the highway. Sun Valley residences offer the opportunity to live in this soughtafter location, with easy access to the city centre, new marina, and highway. The new marina is just a 10-minute drive away while the city centre about 12-minute drive.

Larnaca, located on the southern coast of Cyprus, is a beautiful city that seamlessly blends history with modernity. The city is famous for its blue-flagged beaches, palm-tree-lined promenades, and an upcoming multi-million Larnaca marina development project.



**Aristos Aristodemou**  
Manager

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## Facilities

Aircondition, Split system

Parking, Covered

Pool, Private

Solar water heater

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## Features

Walking distance to beach

Indoor Fireplace

# Floor plans

## FLOORPLANS

### 3-BEDROOM RESIDENCE

PROPERTY DETAILS

Total covered area (sq.m)	230
Living area (sq.m)	165
Covered verandas (sq.m)	22
Utility areas (sq.m)	43
Uncovered verandas	85
Bedroom(s)	3
Bathroom(s)	3
Covered parking spaces	1