

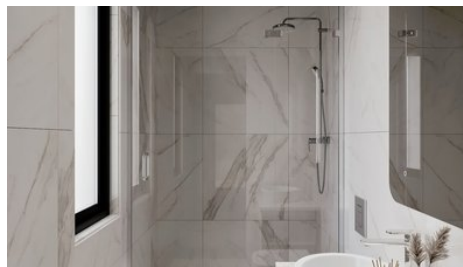


Detached Villa For Sale

📍 Larnaka, Dimos Aradipou - Livadia

#3516





Price	€420,000 +VAT	Type	Detached Villa
Bedrooms	3	Bathrooms	3
Covered	229 m ²	Year of Construction	2024
Status	Under construction	Energy efficiency rating	A
Area	Larnaka, Dimos Aradipou - Livadia		

Description

Luxury Project walking distance to the Beach.

Nestled in the enchanting town of Livadia, Larnaca, this Unique Project introduces a contemporary collection of 6 detached residences, each adorned with sophisticated elegance. These residences offer the choice of 3 or 4 bedrooms, providing the perfect blend of finesse and functionality. Conveniently located near blue-flagged beaches and the city center, Serene Gardens Residences is an ideal choice for those seeking permanent residency, a tranquil summer retreat,

or a lucrative investment opportunity.

Prioritizing sustainability, the residences are adorned with an A-rated Energy Efficiency, reflecting a commitment to eco-friendly living practices.

The exterior façade of our residences harmoniously combines High-Pressure Laminate (HPL) and stone design, presenting a visually striking and durable impression. This thoughtful integration enhances the overall aesthetic appeal of the residence, setting a welcoming tone for residents and visitors alike.

This project goes beyond the ordinary, providing provisions for a photovoltaic system, electric car chargers, garage gates, wall-mounted central heating system, concealed A/C units on the ground floor, split A/C units for all bedrooms, kitchen hood extractor, and TV outlets for all rooms and many more.

City Center ----- 7 km
 Larnaca Marina ----- 5 km
 Land of Tomorrow ----- 5 km
 Metropolis Mall ----- 12 km
 Larnaca International Airport ----- 15 km
 Larnaca General Hospital ----- 13 km
 Livadia Regional School ----- 3 km

PROPERTY FACILITIES:

Energy Efficiency rated A
 Kitchen island
 Kitchen with soft-closing cabinets mechanism
 Granite counters
 Open-plan layout of living & dining area
 Ensuite Master Bedroom with walk-in wardrobe
 Ensuite Bedroom
 Balcony
 Main Bathroom with bathtub
 Guest toilet
 Laundry room
 Floor-to-ceiling wardrobes

Fireplace
Pool option
Decorative false ceiling design
Solar panels for water heating
Water pressure system
Concealed A/C units provision for living room
A/C units provision for bedrooms
Covered patio & BBQ area
Parquet floor option
Double covered parking space



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Manager

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Features

Walking distance to beach

Distances

Amenities	500 m	Sea	300 m
Public Transport	300 m	Schools	500 m

Floor plans

FLOORPLANS

3-BEDROOM RESIDENCE

PROPERTY DETAILS

Total covered area (sq.m)	229
Living area (sq.m)	158
Covered verandas (sq.m)	33
Utility areas (sq.m)	42
Uncovered verandas	20
Bedroom(s)	3
Bathroom(s)	4
Covered parking spaces	2

