

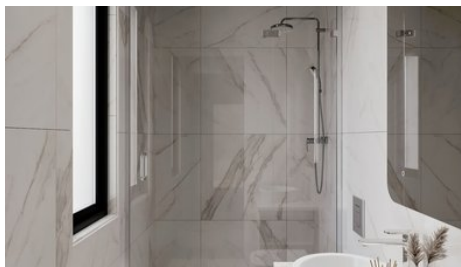


**Luxury Project walking distance to the Beach. 5
Year Quarantee**

 **Larnaka, Dimos Aradipou - Livadia**

#3517





| | | | |
|--------------------------|-----------------------------------|---------------------------------|-------------------|
| Price | €436,000 +VAT | Type | Detached Villa |
| Bedrooms | 4 | Bathrooms | 4 |
| Covered | 265 m ² | Covered veranda | 47 m ² |
| Uncovered veranda | 41 m ² | Year of Construction | 2024 |
| Status | Under construction | Energy efficiency rating | A |
| Area | Larnaka, Dimos Aradipou - Livadia | | |

Description

Luxury Project within 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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Features

Walking distance to beach

Distances

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

Floor plans

FLOORPLANS

4-BEDROOM RESIDENCE

PROPERTY DETAILS

| | |
|---------------------------|-----|
| Total covered area (sq.m) | 265 |
| Living area (sq.m) | 183 |
| Covered verandas (sq.m) | 47 |
| Utility areas (sq.m) | 35 |
| Uncovered verandas | 41 |
| Bedroom(s) | 4 |
| Bathroom(s) | 4 |
| Covered parking spaces | 2 |