

#13790

FOR SALE



## Larnaca, Livadia

213 m<sup>2</sup> Covered | 4 Bedrooms | 4 Bathrooms

## Description

Four-bedroom link-detached house for sale in Livadia, Larnaca. Located in an established residential area 600m from the beach and just a 5-minute drive away from the center of Larnaca. The two-story house has open plan kitchen/dining area, living room, an office/bedroom, and a bathroom on the ground floor; three bedrooms (master bedroom with ensuite facilities and walk-in closet) and laundry room on the 1st floor. On the roof garden is a store room, a bathroom, and a provision for BBQ and jacuzzi.

- Total covered area: 213m<sup>2</sup>
- Internal area: 236m<sup>2</sup>
- Verandas: 34m<sup>2</sup> (partially covered)
- Roof garden: 58m<sup>2</sup>
- Roof garden enclosed area: 30m<sup>2</sup>
- Plot area: 236m<sup>2</sup>
- Optional swimming pool
- Optional exterior wood and/or stone, barbeque bench, and pergola

€550,000 +VAT

<b>TYPE</b>	Link-Detached House
<b>BEDROOMS</b>	4
<b>BATHROOMS</b>	4
<b>COVERED</b>	213 m <sup>2</sup>
<b>PLOT</b>	236 m <sup>2</sup>
<b>STATUS</b>	Off plan
<b>ENERGY EFFICIENCY RATING A</b>	
<b>YEAR OF CONSTRUCTION 2025</b>	
<b>TITLE DEED</b>	Land



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