

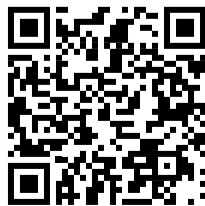
Efstathiou Brokers

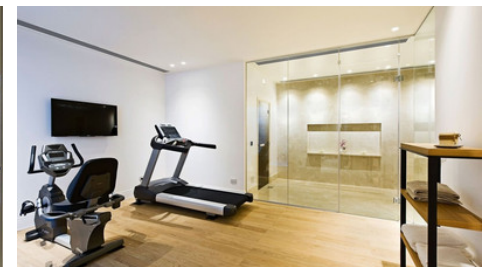
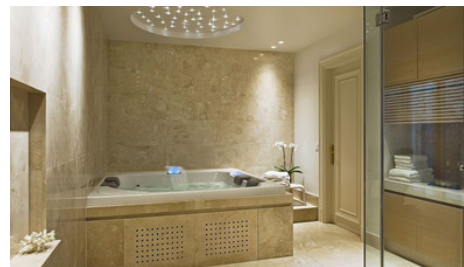
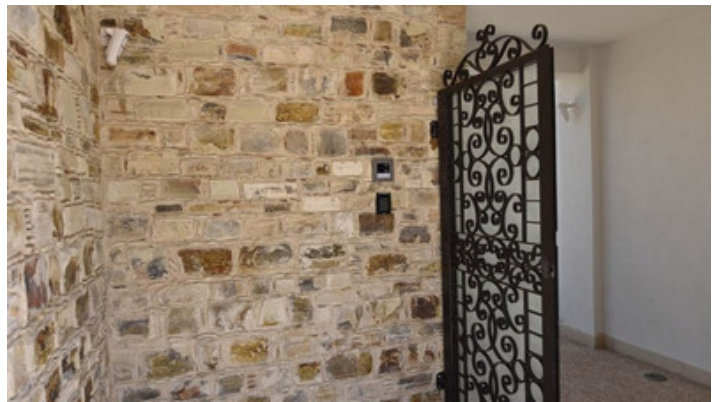


5 Bed Villa-2nd Line with Classic Architecture

📍 Larnaca, Perivolia Larnakas

#1070





Price	€4,233,000 +VAT	Type	Detached Villa
Bedrooms	5	Bathrooms	1
Covered	675 m ²	Basement	152.6 m ²
Attic	193.4 m ²	Covered veranda	63.18 m ²
Covered parking	52.5 m ²	Plot	1440 m ²
Garden	1240 m ²	Year of Construction	2014
Title deed	Yes	Status	Key ready
Area	Larnaca, Perivolia Larnakas		

Description

Beachfront Project is an exclusive collection of within a peaceful gated community offering 16 unique villas for private ownership.

The development is located on the east coast of Cyprus, conveniently situated only 10 minutes from the islands main International Airport and 15 minutes from Larnaka city centre offering culture, entertainment, restaurants and shopping. These beautiful villas which boast an exemplary finish and presented to the highest possible standard, are situated in a private location maintaining a serene and quite ambience.

Careful planning provides extremely comfortable accommodation offering a wealth of living space and ample entertaining areas for your family and honored guests.

The villas boast extremely spacious 5, 6 and 7 bedroom family homes, offering extensive living areas from 676m² to 1703m². Each villa is well laid out for personal living and entertainment, but perhaps the best thing of all are their large landscaped gardens with magnificent private swimming pools which allow you to enjoy outdoor activities in total seclusion.

The villas are built on individual plots, ranging from 1,082m² to 3,492m², ensuring the utmost in space and harmony. A rare opportunity to secure some of Larnaka's remaining prime real estate in an exceptional development located in Pervolia. The project is completed and sales have commenced.

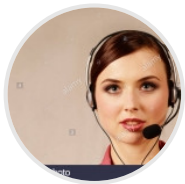
Characteristics of the properties

- Jacuzzi
- Gym
- Automated Curtains
- Indoor Spa with Sauna

GENERAL SPECIFICATIONS

- Heat Floor of all areas include basement
- Lighting control system Lutron
- CCTV
- Security systems
- 24 Hours security of complex
- Fully automatic plant room
- Extra water tank
- Clear water system

- Emergency Generator
- Double thermal insulation of walls
- Baunit system for outside
- Stonewool (Rockwool) for inside
- VRV Air-Condition system
- Energy saving double glazing
- Energy saving aluminium frames
- Individual design of each Villa
- Covered parking for 2 cars
- SPA (Sauna): 7 villas only



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Facilities

Aircondition, Split system

Parking, Garage, double

Gym

Sauna

Pergola

Solar water heater

Heating, Underfloor

Pool, Private, Overflow

Spa

Storage

Landscaped garden

Features

Smart home

Separate dining area

Steam bath

Easy access to main roads

High ceilings

Next to green area

Balcony, front

Garden, large

Investment opportunity

Door screen

Kitchenette

Double glazing

Veranda, back

Veranda, large

Granite countertops

CCTV

Luxury specifications

Sea front

Jacuzzi

Satellite TV

Marble stairs

Bath

Fire detector

Thermal insulation

Spacious rooms

Connected to electric mains

Balcony, back

Entrance gate, automated

Pressurized water system

Internal stairs

Attic

24-hour security

Guest WC

Veranda, front

Quiet Area

Marble flooring

En suite Shower

Sea view

Walking distance to beach

Barbeque

Laundry room

Kitchen appliances

Distances

Amenities 200 m

Sea 200 m

Airport 3 km

Schools 1 km

Floor plans

