

OLYMPIC VILLA

LUXURY VILLA IN OROKLINI, LARNACA

a project by

CITYGROUP
DEVELOPMENTS & INVESTMENTS

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OLYMPIC VILLA



ABOUT CITY GROUP

City Group is a property development company based in the rapidly evolving real estate market of Larnaca, Cyprus.

We create and construct **upscale and personalized** real estate properties, aiming to **enhance both the quality of living** for individuals, and at the same time **facilitate smarter investments**.

Our company has already built and successfully **delivered over 30 unique luxury properties** and currently develops over 10 property development projects.

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OLYMPIC VILLA

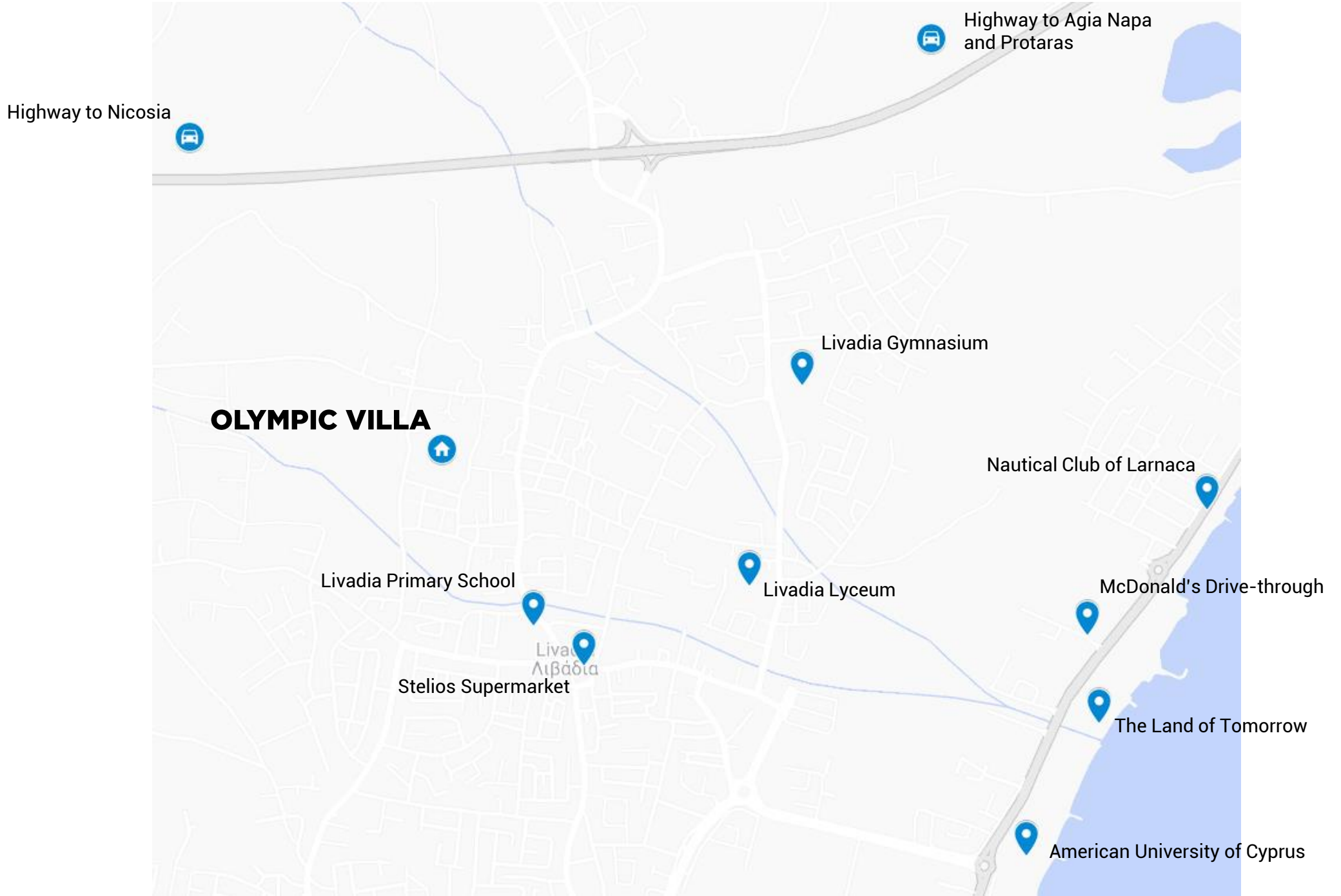
The **Olympic Villa**, a contemporary 4-bedroom Mediterranean villa situated in Livadia, Larnaca, within a new residential neighborhood. Situated in a corner plot size of 511 sqm, with the Villa being a unique L-shaped, two-storey design with a total internal covered area of 230 sqm.

Featuring **spacious bedrooms**, an **open design kitchen** with an island seamlessly flowing into the living room and dining area, creating a harmonious living space. A BBQ area invites outdoor gatherings, and a **modern swimming pool** completes the picture, providing a refreshing retreat within the property. **Optional roof garden** with amazing views.

Situated in Livadia, Larnaca, you'll enjoy **close proximity** to an array of amenities, ensuring every convenience within reach. With **easy access** to the motorway, the bustling city center and the airport only a 15-minute drive away. The **beaches of Dhekelia road, the new Larnaca marina and Larnaca beaches** are also within reach, providing endless opportunities for walks and sun-soaked days by the sea.



LOCATION AND INVESTMENT POTENTIAL



PROJECT HIGHLIGHTS

Plot size	511 sqm
Covered areas	230 sqm
Total bedrooms	4
Total bathrooms	4
Ground floor	<ul style="list-style-type: none">▪ 1 bedroom (en suite shower and WC)▪ 1 bathroom (guest WC and shower)▪ Open design kitchen▪ Kitchen island, living/dining area▪ Covered parking for 2 cars▪ BBQ Area▪ Skimmer modern swimming pool
First floor	<ul style="list-style-type: none">▪ 3 bedrooms▪ Master bedroom with en suite bathroom▪ 1 family bathroom▪ Spacious balcony overlooking the swimming pool

PROJECT FEATURES

Energy efficient insulation and windows

Photovoltaics system

High-end European tiles and parquet

Luxury white sanitary and Grohe fittings

Modern and functional kitchen, personalized by local professional carpenters

Secure main entrance doors

Provision for high-speed internet connectivity

Skimmer modern swimming pool 3m x 11m and outdoor shower

Provision of central heating and air conditioning

Optional roof garden



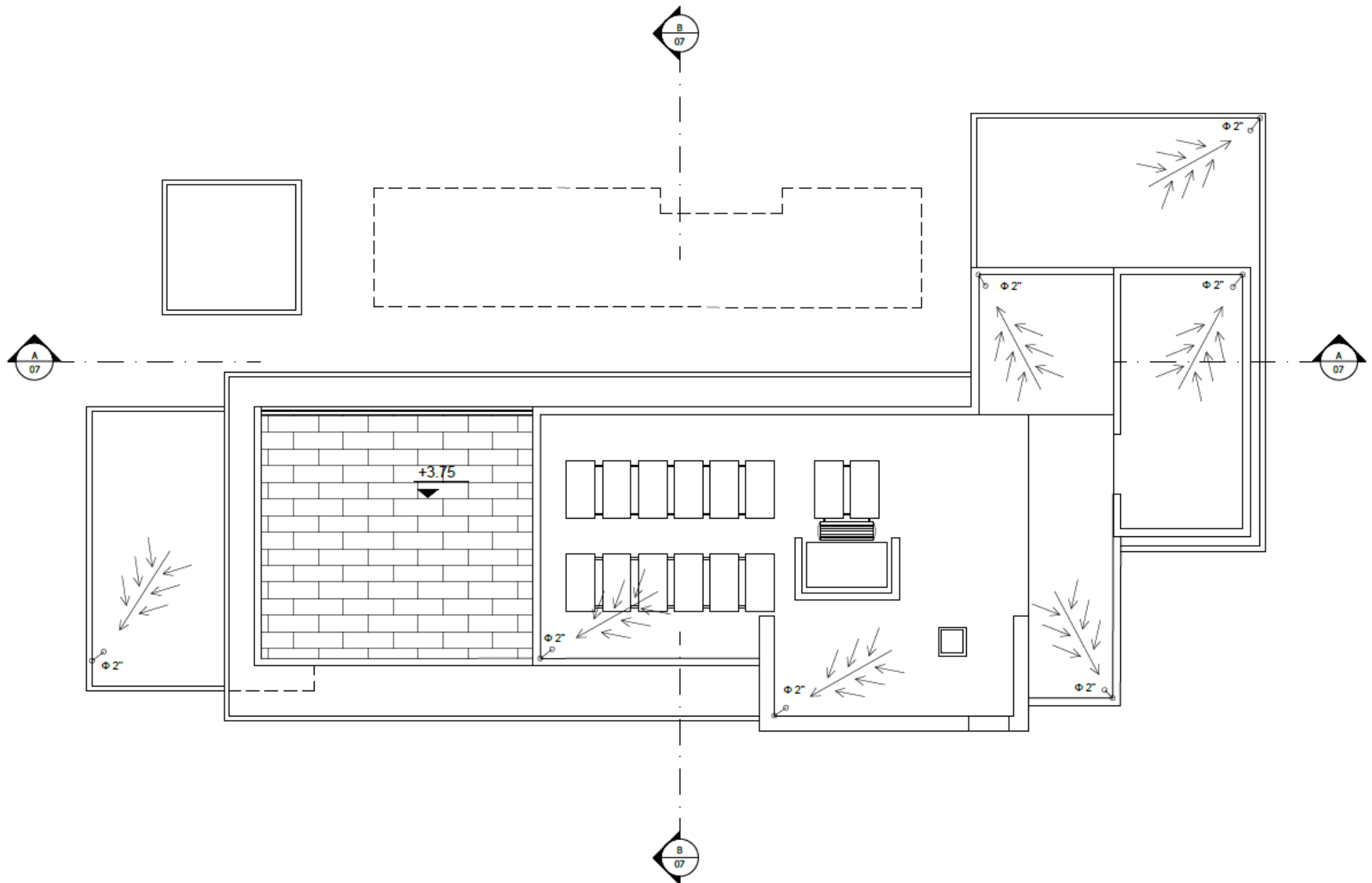
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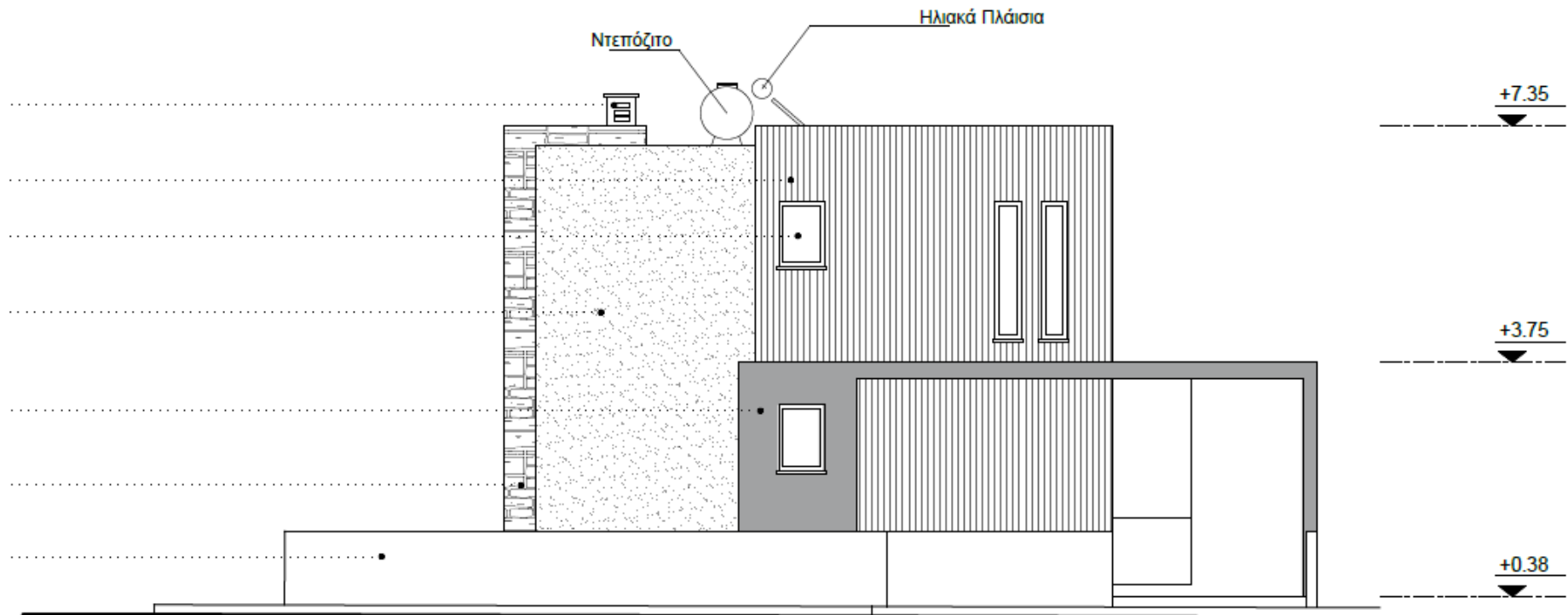
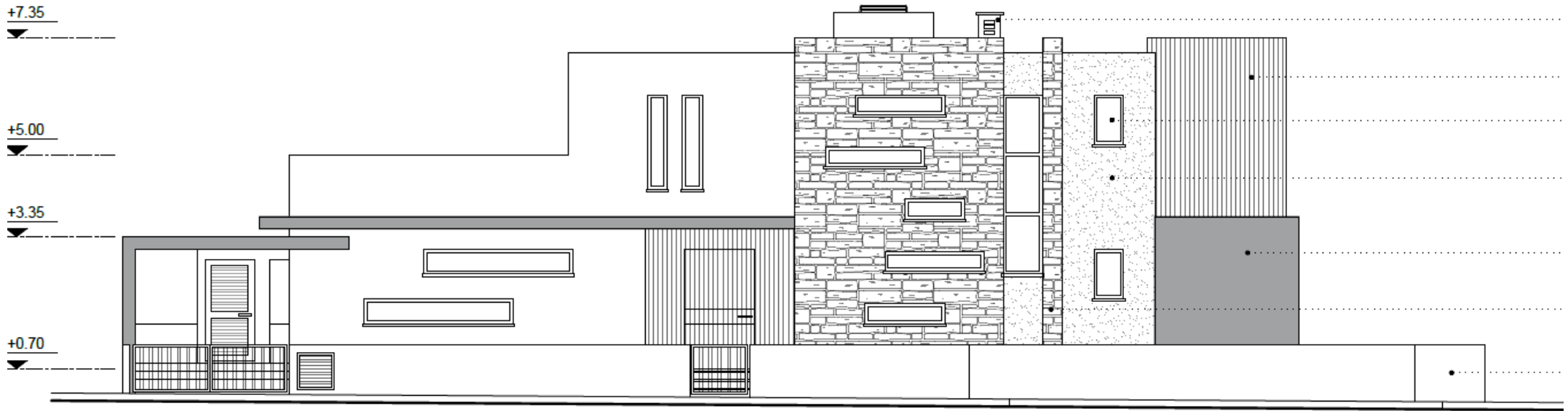
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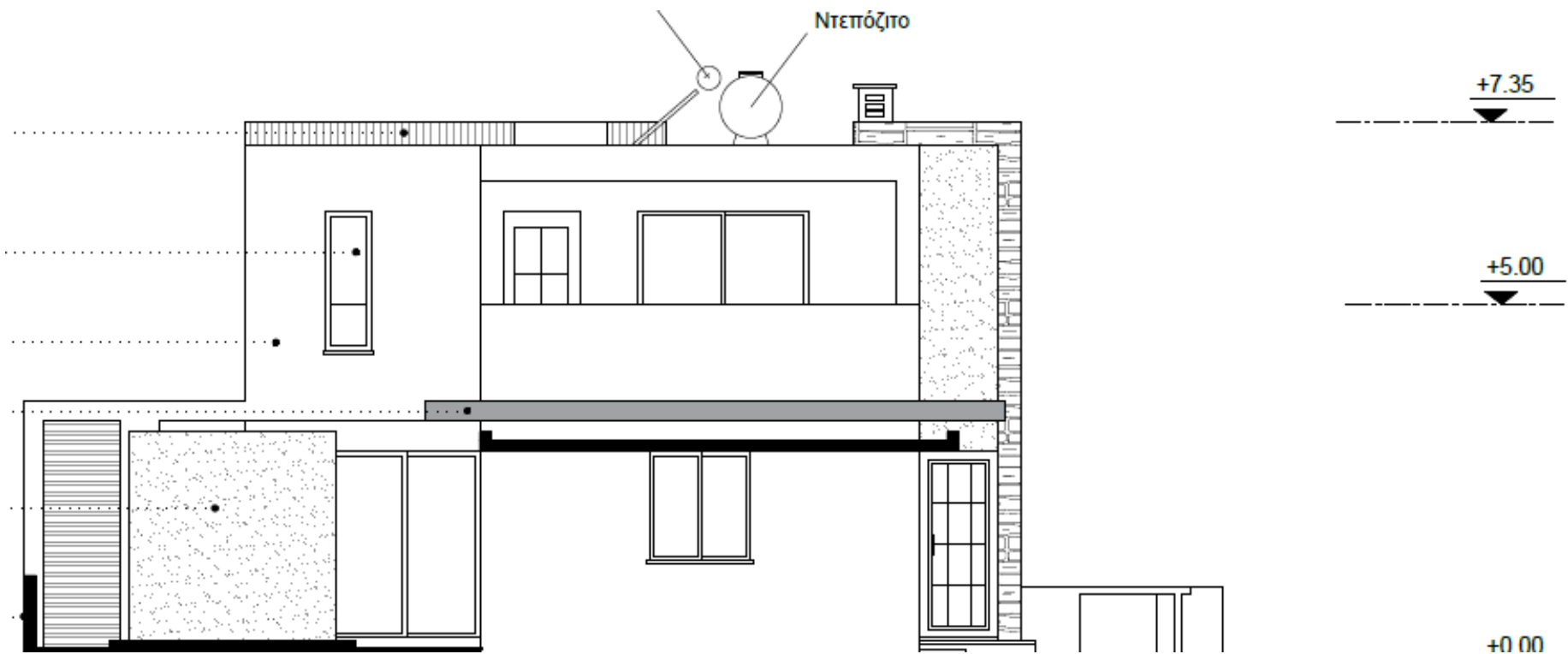
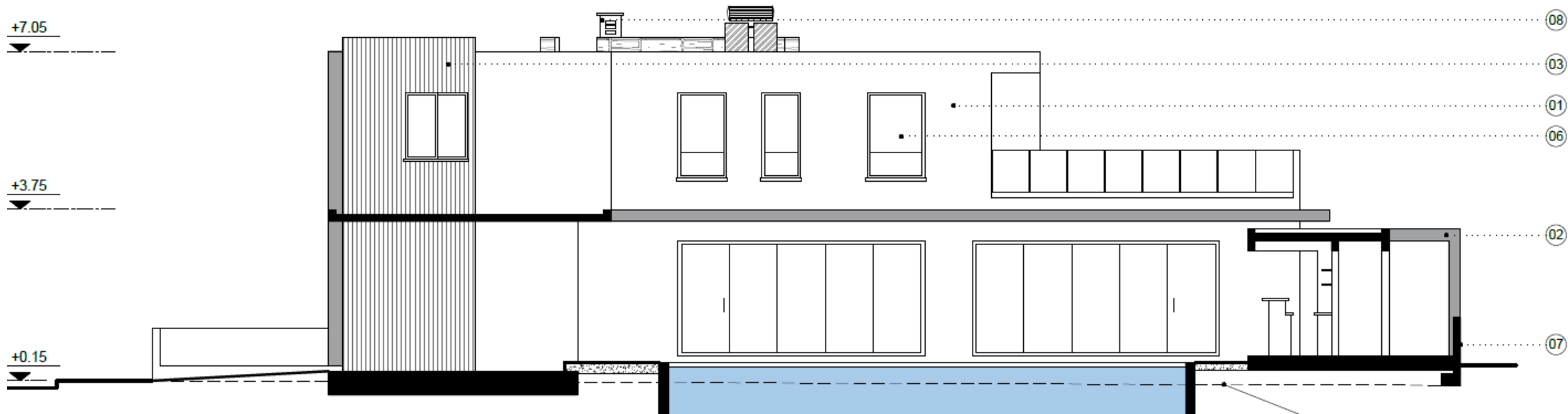
PLANS – OPTIONAL ROOF GARDEN TOP FLOOR



PLANS – NORTH & WEST VIEWS



PLANS – SOUTH & EAST VIEWS





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Images are artist's impressions and for illustrative purposes only. Actual property features and numbers may vary. All information in this brochure is intended as a guide and is subject to change without notice.

HEAD OFFICE

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