

# **OLYMPIC**VILLA

LUXURY VILLA IN OROKLINI, LARNACA

# OLYMPIC VILLA





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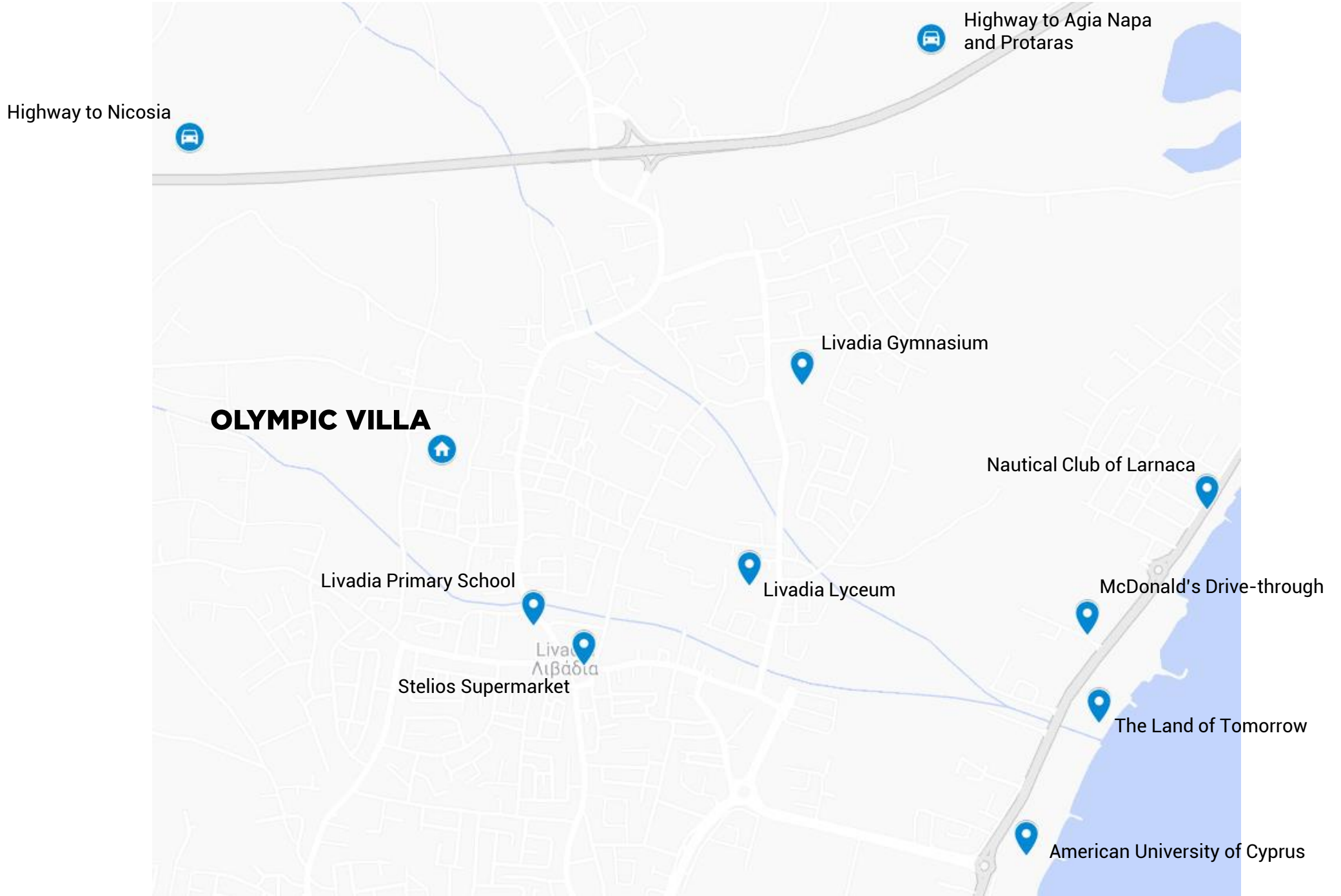
The **Olympic Villa**, a contemporary 4-bedroom Mediterranean villa situated in Livadia, Larnaca, within a new residential neighborhood. Situated in a corner plot size of 511 sqm, with the Villa being a unique L-shaped, two-storey design with a total internal covered area of 230 sqm.

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



# 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





# EXTERIOR



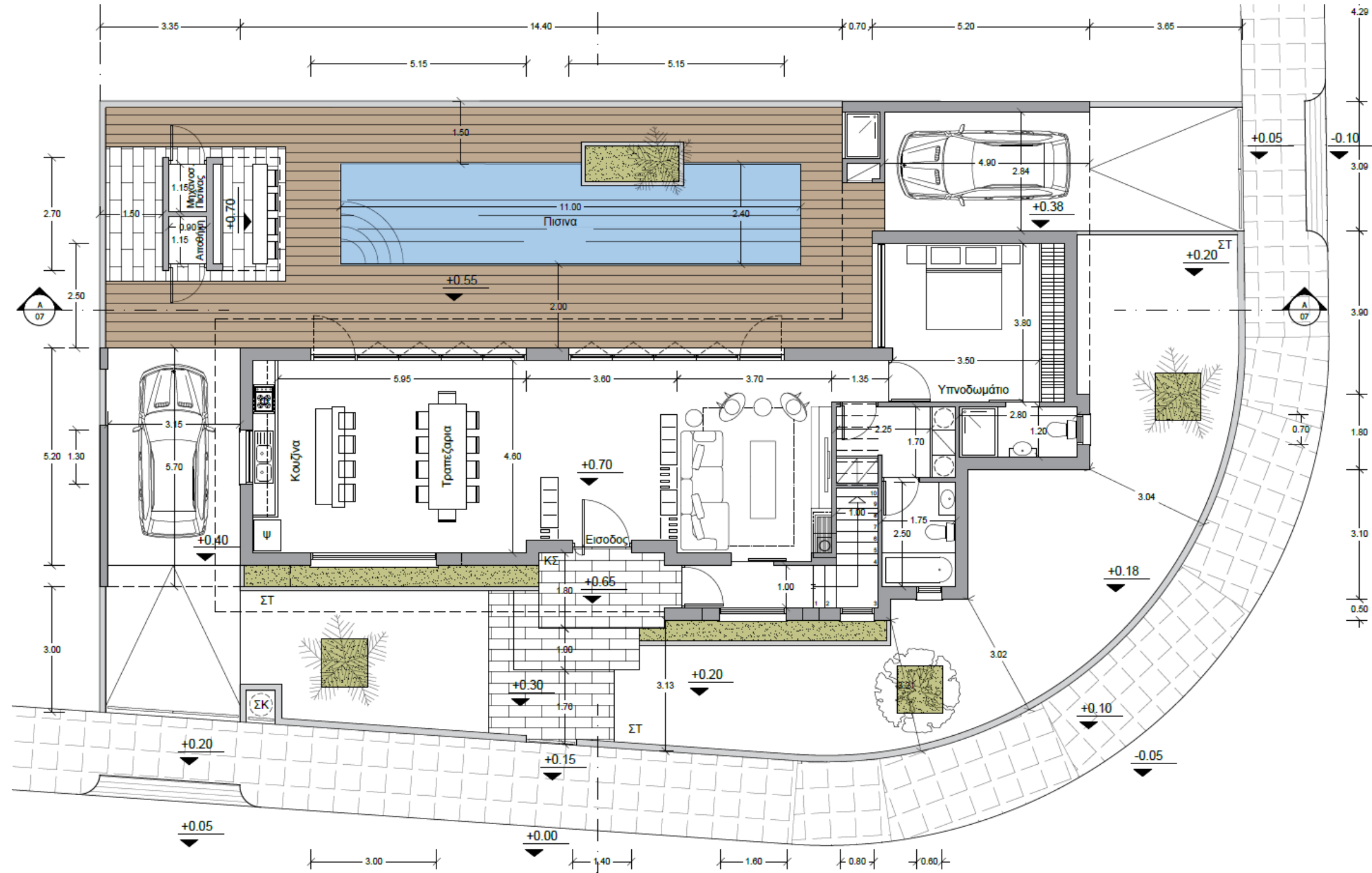


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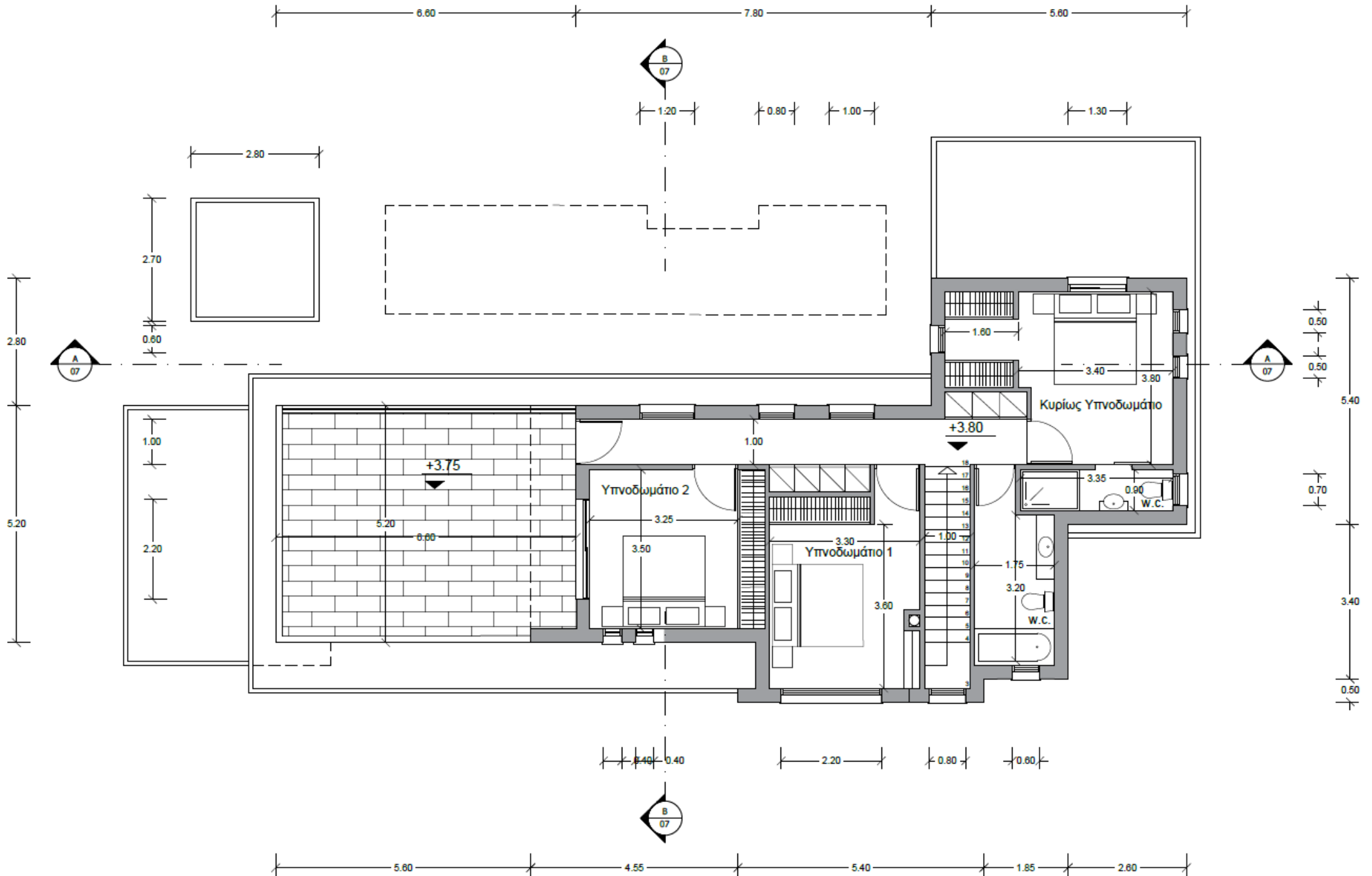




# PLANS – GROUND FLOOR

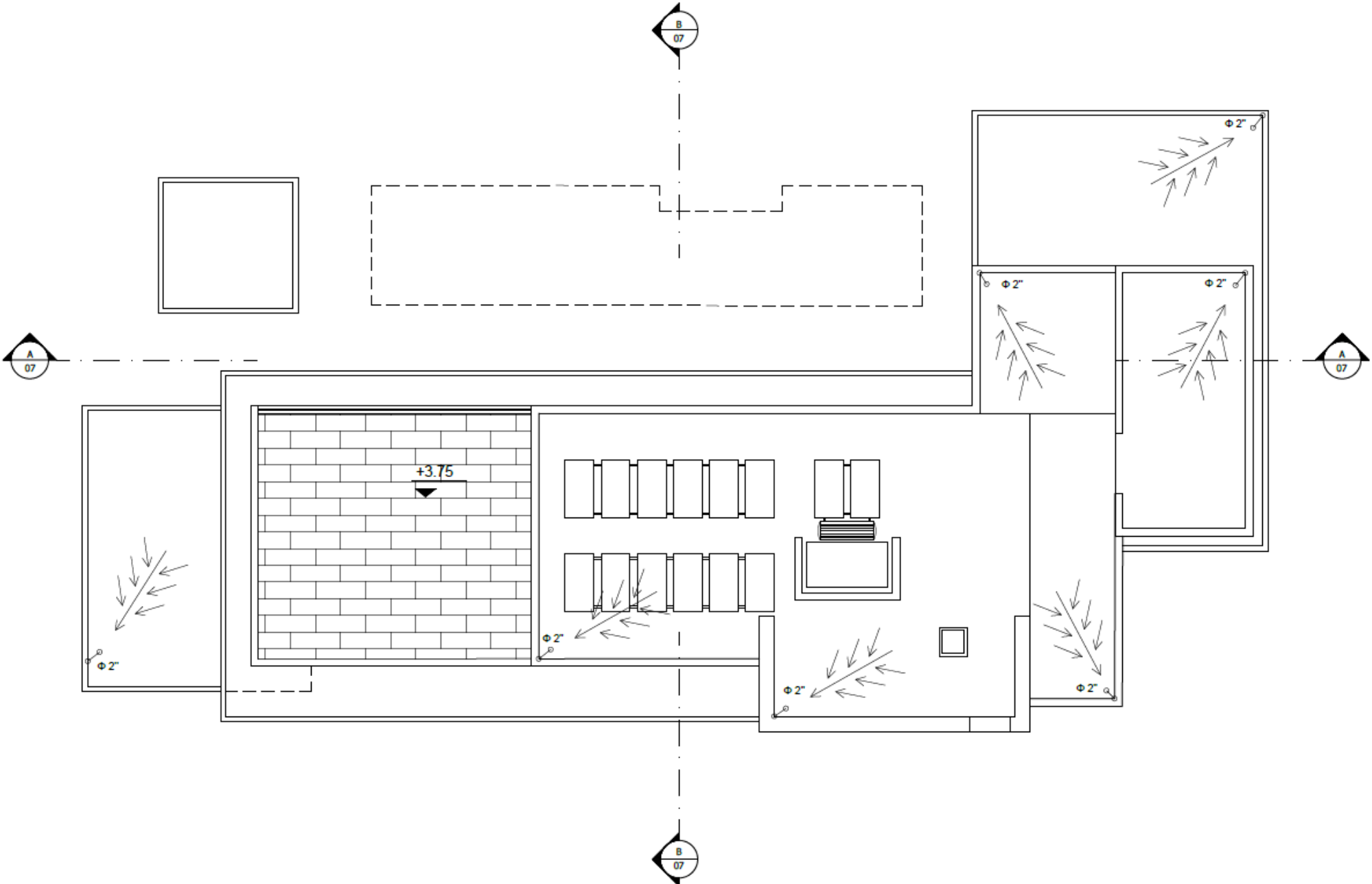


# PLANS – FIRST FLOOR

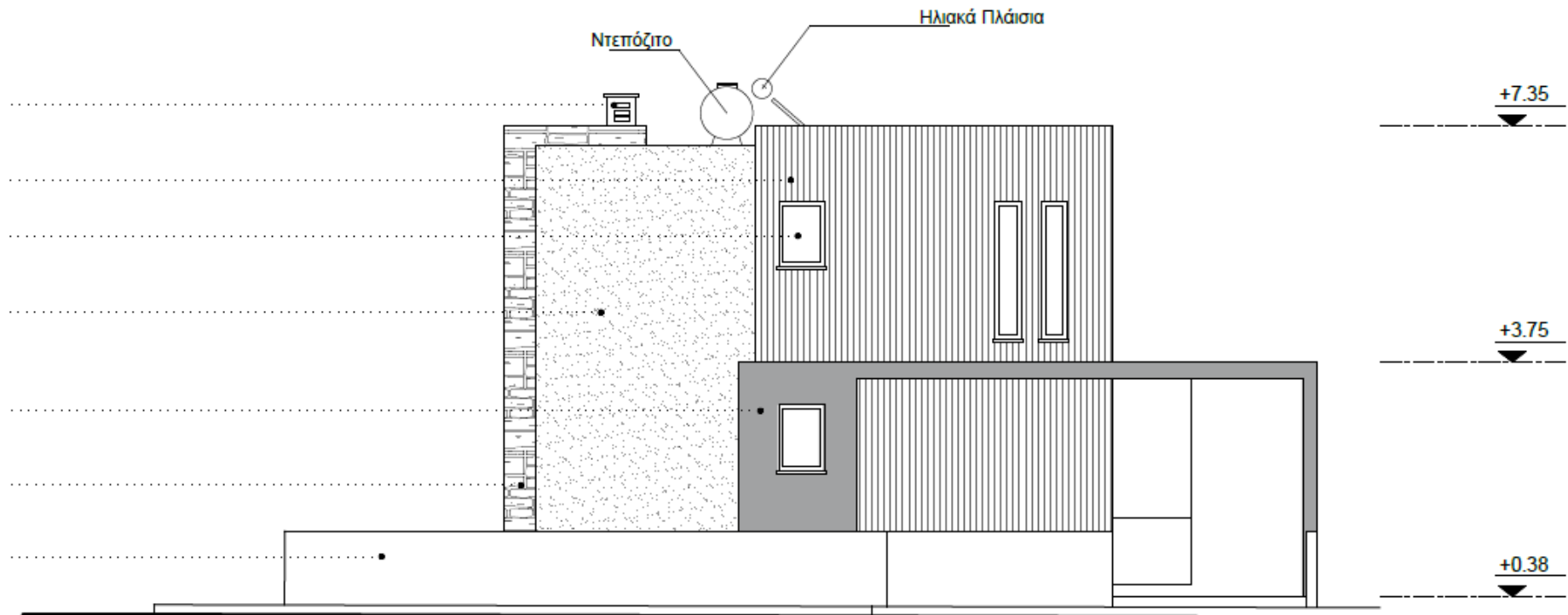
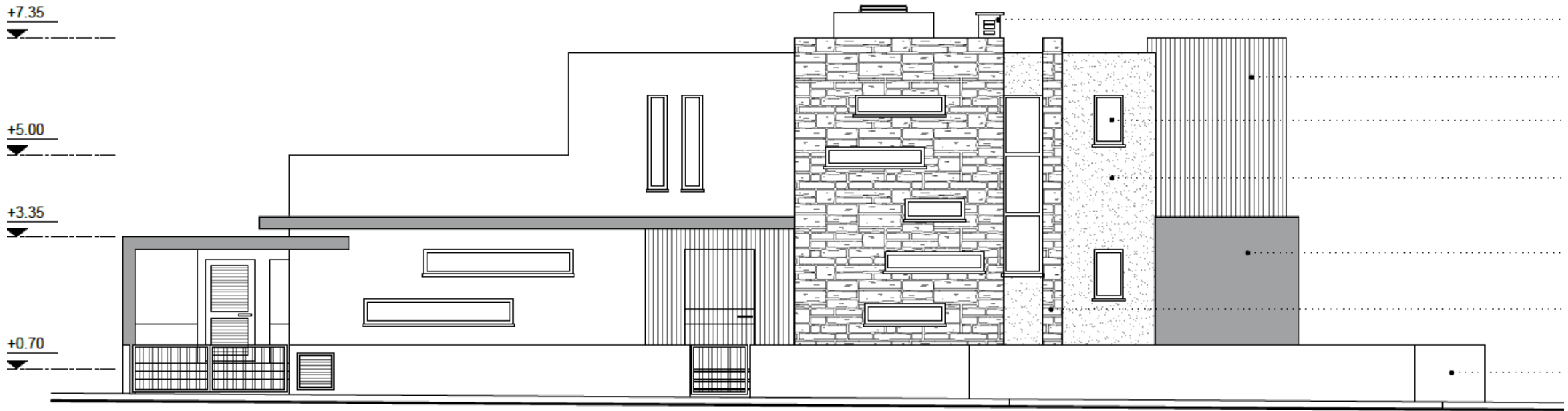




# PLANS – OPTIONAL ROOF GARDEN TOP FLOOR

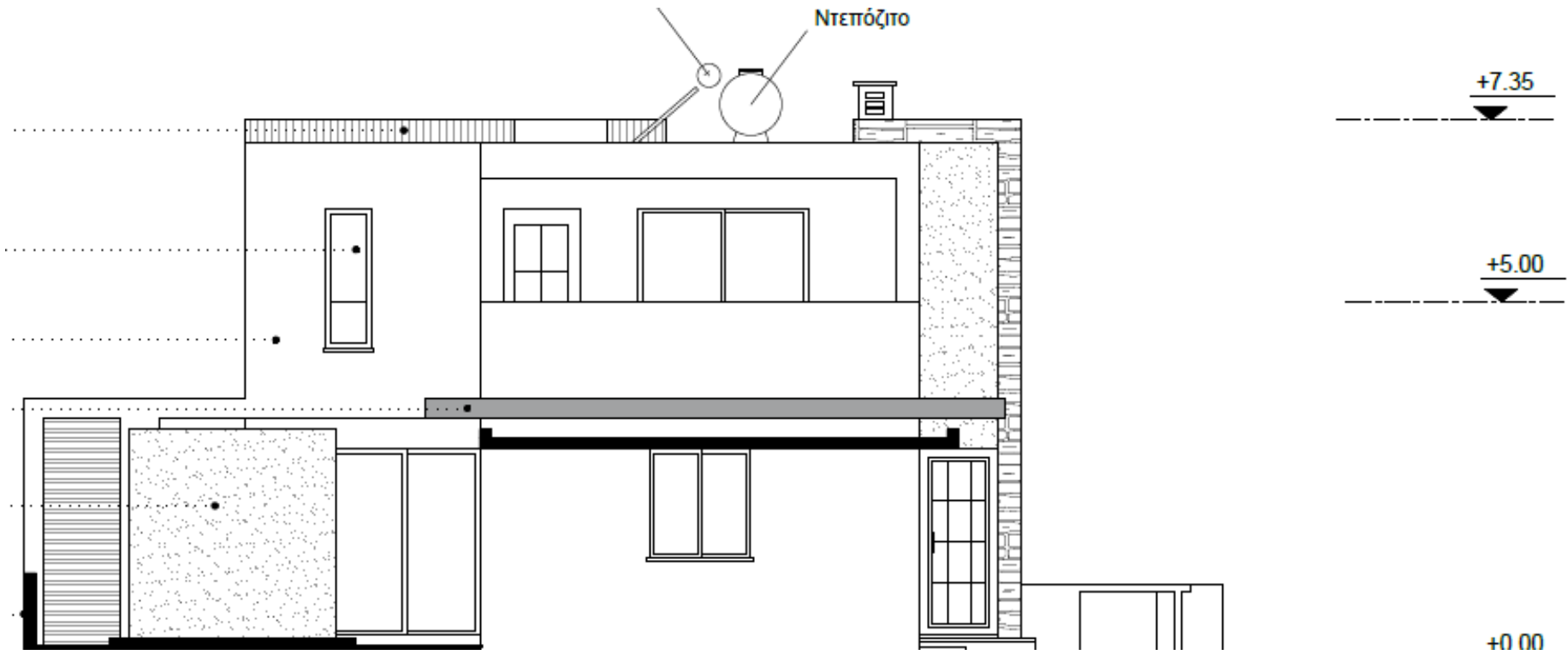
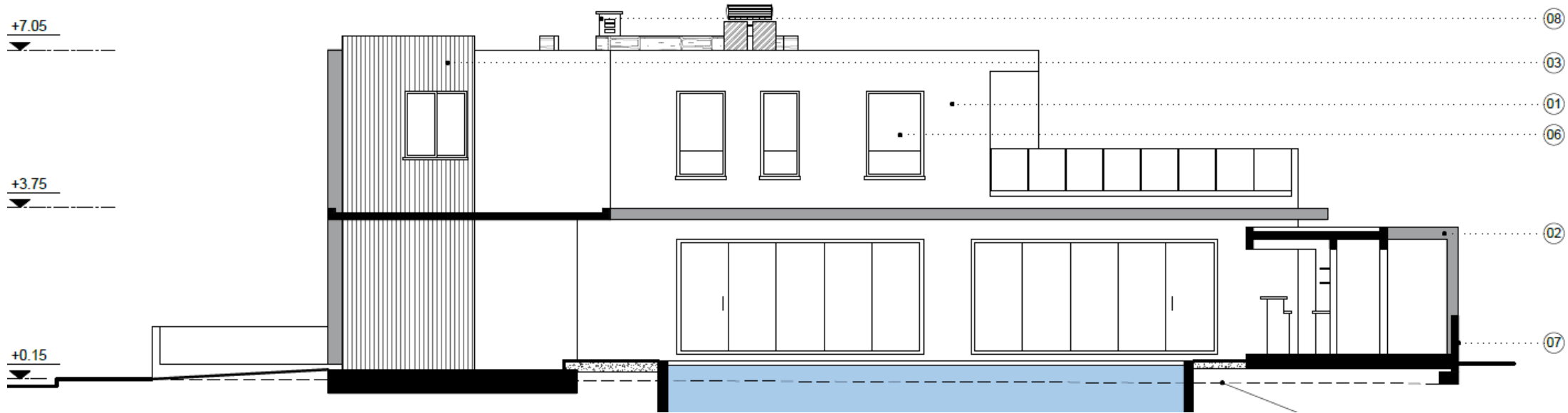


# PLANS – NORTH & WEST VIEWS





# PLANS – SOUTH & EAST VIEWS



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.