

VALLEYVILLA

LUXURY VILLA IN LIVADIA, LARNACA

a project by

CITYGROUP
DEVELOPMENTS & INVESTMENTS

<https://citygroup.cy>

VALLEYVILLA



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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VALLEYVILLA

The Valley Villa, an exclusive **contemporary, Mediterranean design villa**, located in **Livadia area, Larnaca**, in a new, relaxed residential neighbourhood, within easy proximity to all amenities.

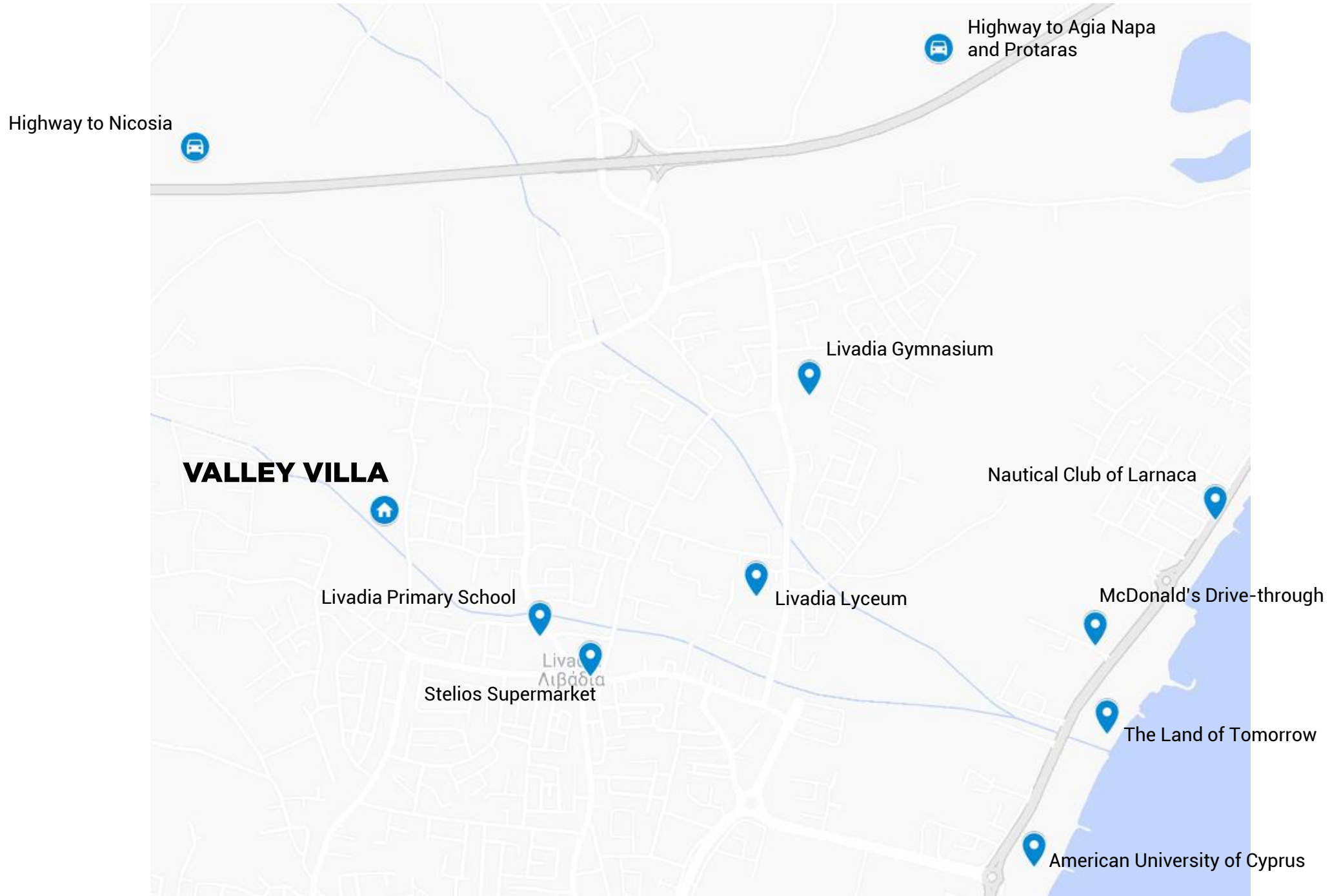
The Valley villa is situated on a **cul de sac, corner plot of +/- 512 sqm**, only a few minutes drive to the Larnaca-Dekelia Beach, the new exquisite Larnaca Marina development and the Larnaca city centre, making its location unique and highly demanding.

At the back of the villa is a **green area attached to the cul de sac and the villa**, offering extra privacy and lovely distant views. The residence's footprint is an **L-shaped, two storey design** with a total internal covered areas of +/-200 sqm.

The ground floor consists of a spacious open plan kitchen with an island, living and dining areas, a guest WC and parking space for two cars. The first floor boasts **three large-sized bedrooms**, of which one is the **master bedroom with an en-suite bathroom**, a spacious family bathroom and a corridor fitted cabinet for washing and drying machines. All bedrooms benefit big-sized fitted wardrobes.



LOCATION AND INVESTMENT POTENTIAL



PROJECT HIGHLIGHTS

Plot size	512 sqm
Covered areas	200 sqm
Total bedrooms	3
Total bathrooms	3
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Basement	
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Ground floor	<ul style="list-style-type: none">▪ Spacious open plan kitchen with an island, living and dining areas▪ 1 guest WC▪ 2 covered parking spaces▪ Modern swimming pool▪ Large garden
First floor	<ul style="list-style-type: none">▪ 3 large-sized bedrooms, of which one is the master bedroom with an en-suite bathroom▪ Spacious family bathroom▪ Corridor fitted cabinet for washing and drying machines▪ All bedrooms benefit big-sized fitted wardrobes
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PROJECT FEATURES

Energy efficient insulation and windows

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

Modern swimming pool and outdoor shower

Provision of central heating and air conditioning

BBQ area and large back gardens

Large verandas and outdoor storage



EXTERIOR



EXTERIOR



INTERIOR



INTERIOR





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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

3 Galaxia Street, JGL Building, Block A, Shop 33, 7041 Larnaca, Cyprus (opposite Radisson Beach Resort)

T +357 99 695 888 :: E angela@cityrealestate.com.cy