



VILLA PALM BEACH

DHEKELIA PALM BEACH AREA – OROKLINI – LARNACA – CYPRUS

VILLA PALM BEACH

Contemporary Architectural Masterpiece in Palm Beach Area,
Oroklini, Larnaca, Cyprus.

Panikkos Livadiotis Group is delighted to release the Palm Beach Villa.

Palm Beach Villa is 4 bedroom Class A Energy Efficient contemporary villa of 201 square meters internal area situated on a plot of 613 square meters.

The Villa is within easy reach to the beach which is only 600 meters away. All amenities including restaurants, bars, hotel facilities and many more is just again steps away. The beautiful Mediterranean town of Larnaca is only 10 minutes' drive away. [Click here to see exact location of the villa.](#)

Villa Palm Beach on the ground floor is structured with open living spaces.

The feature of the Villa is the large corner sliding doors that open up to the alfresco sitting room, barbeque area and swimming pool area giving the user an amazing feeling.

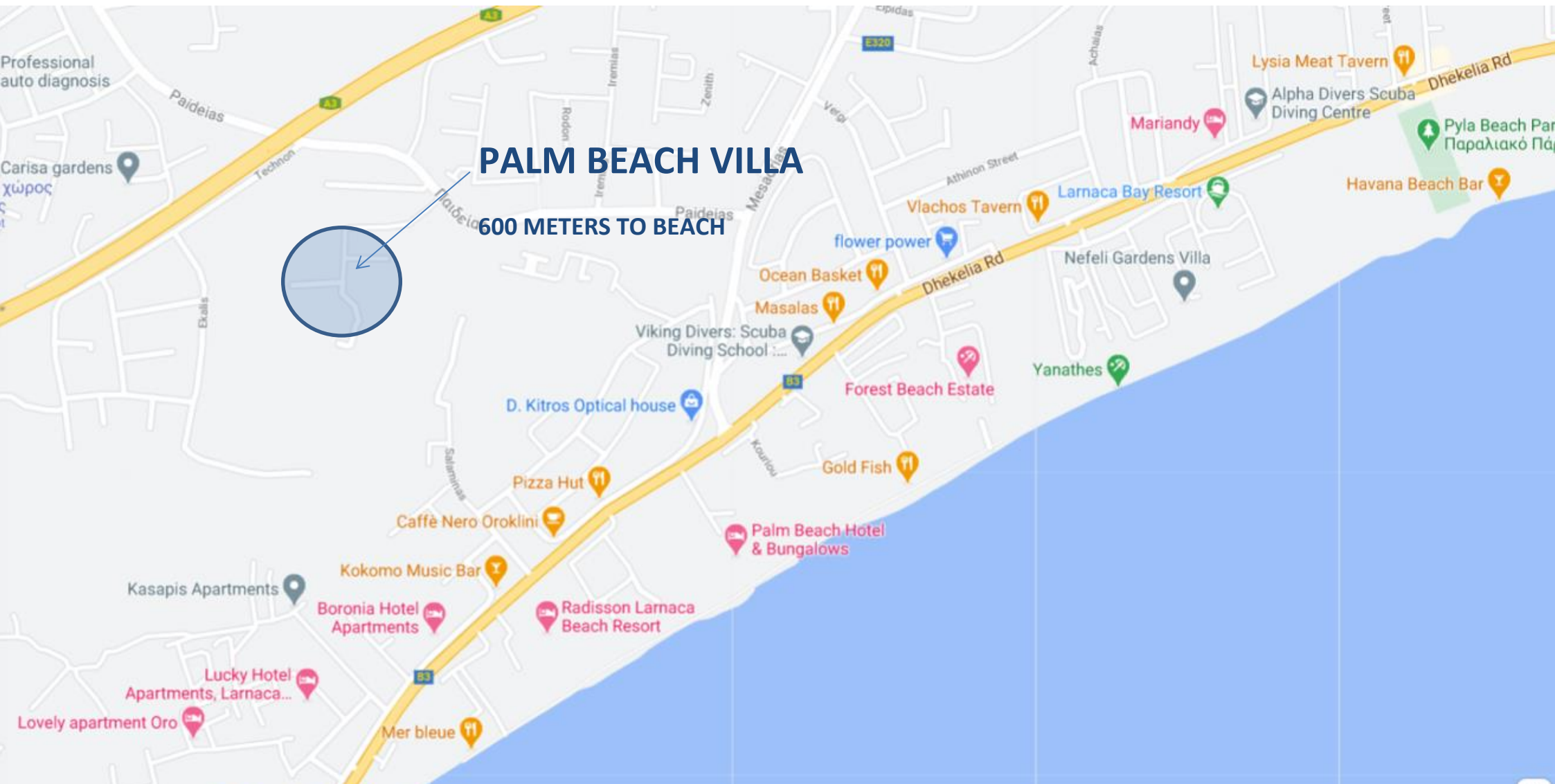
The Villa upstairs holds four bedrooms two of which are en-suited and a great master bathroom.



LARNACA DISTRICT AND THE PALM BEACH VILLA LOCATION



CLOSE UP AREA LOCATION OF THE PALM BEACH VILLA



Cyprus



An island of unique beauty, with sandy beaches enclosed by rugged cliffs, cool cedar forests, scented orange groves and gentle meadows blanketed in wildflowers. Cyprus is the third largest island in the Mediterranean, and occupies the north eastern part of the Mediterranean basin, close to Europe, Asia and Africa. It has an area of 3572 square miles (9250 square kilometres). The climate of Cyprus is one of the healthiest and sunniest in the Mediterranean with an average temperature of 25-30 degrees centigrade in the spring and autumn, 12-17 in winter and 28-38 in the summer. The sun shines on average 320-340 days a year. Because of its lovely mild climate and sunny atmosphere, its' superb 430 kilometres of coastline, which offers a wonderful variety of beaches and the warm clear sea for swimming from April to November, it is ideal for a holiday.

Apart from the crystal clear blue sea, Cyprus offers a place where history and everyday life is mixed together. The whims of history have endowed Cyprus with an incomparably rich heritage, making it a world-renowned destination for anyone interested in art, history and culture. Most importantly Cyprus has a reputation for its open hearted inhabitants, warmth and hospitality.

Larnaca

Larnaca is the third largest city in Cyprus. Larnaca is situated at the South-East of Cyprus and is ideally located only 20-30 minutes from Nicosia and Limassol and only 15-20 minutes from the cosmopolitan area of Ayia Napa. It has sandy beaches, stretching 5 miles from Larnaca to Dhekelia with clear limpid blue waters that have been awarded the blue flag sign by the European Union that justifies the high quality that the beaches offer.

The international airport as well as the commercial port is situated in Larnaca. It is here that yachts and sailing vessels from around the globe bob and glint. The city has developed fast in the last decade on a commercial and business level emerging as one of the islands main resorts. In addition to the advantageous location of Larnaca, and apart of the extensive sandy beaches to the east and west of the town and the strength of sea front lined with palm trees known as Phinikoudes (Small Palm Trees), other places of interest in the town of Zeno are the Castle, which is now a museum, the private and archaeological Pierides museum and the cathedral of Ayios (Saint) Lazarus, ancient forts, monasteries, churches, forests etc which add to the charm of this magic city. One of most beautiful sites on the island, is located in Larnaca and is the beautiful famous salt lake which accommodates the Pink Flamingos and other mitigating birds in Winter.

Larnaca has a lot of leisure facilities that tourists can enjoy. There are facilities for diving, fishing, sea cruises and a wide variety of water sports as well as Safari excursions. There are plenty of pubs, cafes and restaurants, taverns which stay open until 5 o'clock in the morning and sometimes even later. Larnaca has developed into a very popular holiday and residential area for overseas visitors, but still manages to retain much of its traditional character. Proof of this is reflected in the increasing numbers of foreigners who buy property in Larnaca. Just sit in a tavern or join the local market in the town and you will immediately feel the atmosphere of a way of life that has remained in its elementary form during the past centuries.

AWARD WINNING BEACH FRONT





VILLA PALM BEACH

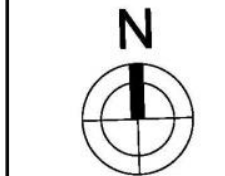
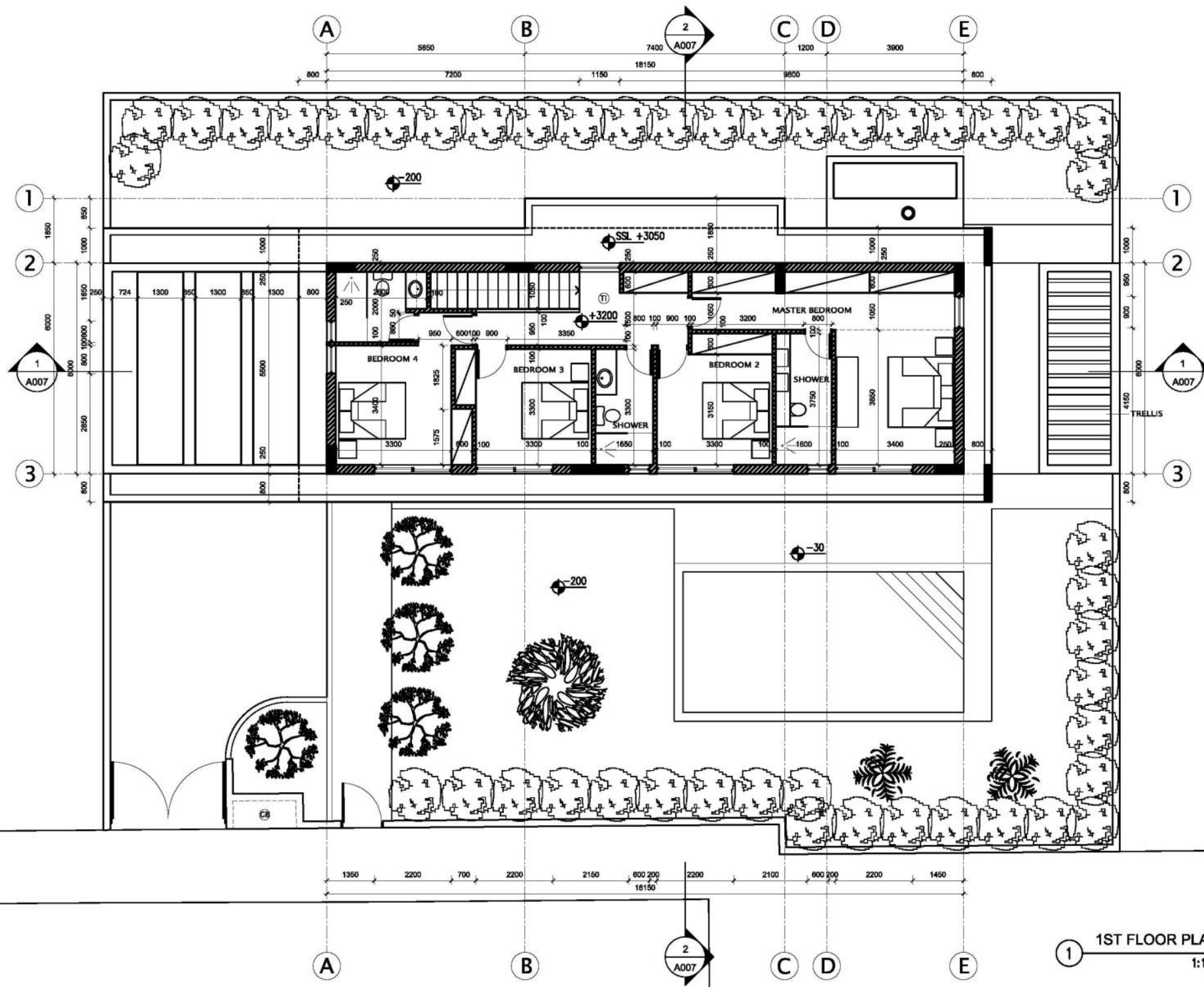
SPACIOUS OUTDOOR AREAS



VILLA PALM BEACH

INSPIRED INTERIORS





⊕ EXISTING LEVEL

⊖ PROPOSED LEVEL

C.V = COVERED VERANDA

U.V = UNCOVERED VERANDA

TI = TILES

CR = CEMENT RENDER

GR = GRASS

GB = GARBAGE ENCLOSURE



1 1ST FLOOR PLAN

1:100

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