



## 3 Bedroom Stylish Villa - Xylofagou, Larnaca, Cyprus



### Informazioni sull'Agente

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Experience since:	2000
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Specialties:	Buyer's Agent, Listing Agent, Relocation, Foreclosure, Short-Sale, Consulting, Other
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 358,000

### Posizione

Nazione:	Cyprus
Stato / Regione / Provincia:	Larnaka
Città:	Larnaca
Publicato:	28/07/2023
Descrizione:	

This charming villa is set in a quiet area in the village of Xylofagou, Larnaca.

The village of Xylofagou is a widespread village that combines coastal and inland areas. Located on the eastern side of Larnaca bay, the village sits amongst the traditional agricultural villages of the Larnaca and Famagusta areas. With plenty of facilities in the village from small supermarkets, restaurants, coffee shops, a small harbour, and a number of historical sites including venetian towers and coastal caves where



fossilized animals including elephants and hippopotamuses have been found. The larger towns of Larnaca, Paralimni, Protaras and Ayia Napa all sit within a 10 to 15km radius, each providing the perfect mix of shopping malls, banks, restaurants, tourist attractions and vibrant nightlife.

This villa combines contemporary building materials and architecture, with hints of traditional Mediterranean which include feature wall arches and stone balustrade balconies and verandas.

Each property boasts a luxurious and environmentally friendly feature list which includes thermal insulation, double glazing, solar water heating and provisions for photovoltaic solar panels. Aesthetics and functionality have played an important role in the design of each property, and as the villa is off plan, internal modifications can be made at the client's request.

The open plan ground floor features a living, dining and kitchen. Patio doors lead out to a well-sized covered veranda. A guest toilet completes this level.

The 3 bedrooms, the master of which has ensuite facilities, can be found upstairs, along with a family bathroom.

A well-sized garden surrounds the villa with space for an optional pool. With a mix of sun traps and shaded spots, this is an ideal space to take full advantage of the glorious Cyprus climate. A built-in barbecue can also be added for the perfect al fresco dining solution.

A wonderfully modern property in a delightful village environment.

### **Property Features:**

- Granite Kitchen Worktops
- Fitted Kitchen & Fitted Wardrobes
- Quality Sanitary Wear and Mixers
- Pressurized Water System
- Provision for Alarm System



- Built-in Barbecue (optional)
- Provision for Central Heating (optional)
- Private Swimming Pool (optional)
- Fireplace (optional)

## Distances

- 10 minutes' drive to Ayia Thekla beach
- 20 minutes' drive to Larnaca international Airport
- 20 minutes' drive to Ayia Napa

Nuovo: Si

## Comune

Camere da letto: 3  
Bagni: 2  
Finito piedi quadrati: 149 mq

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Si

## Building details

Outdoor Amenities: Pool



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX4.703.815

