



## 3 Bed Bungalow For Sale in Livadia Larnaca



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
Sito web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 261,395.4

### Posizione

Nazione:	Cyprus
Stato / Regione / Provincia:	Larnaka
Città:	Larnaca
Indirizzo:	Germ. Palaion Patron
Cap:	7060
Pubblicato:	12/09/2024
Descrizione:	3 Bed Bungalow For Sale in Livadia Larnaca Cyprus

Esales Property ID: es5554253

### Property Location

6B Germanou Palaion Patron  
7060 Livadia  
Larnaka  
Cyprus

### Property Details

A Coastal Canvas: Your Larnaca Redevelopment Opportunity



Discover the potential of this three-bedroom bungalow, ideally situated in a prime Larnaca location. While the property offers a solid foundation, it presents an exciting opportunity for renovation and modernization.

Currently boasting three bedrooms, a family bathroom, an ensuite shower room, a separate toilet, a kitchen/dining/lounge area, and a separate lounge, the bungalow provides ample space to reimagine and transform. While the property has a classic charm, it would benefit from a contemporary update to unlock its full potential.

A carport to the side of the bungalow offers covered parking, a practical addition to the property. The bungalow's location is a major selling point, with schools, supermarkets, and a variety of local shops within easy walking distance. This convenience is complemented by the proximity to the beach, making it an ideal spot for those seeking a coastal lifestyle. Larnaca town center and its vibrant beach resorts are just a short ten-minute drive away, offering a wealth of amenities and entertainment options.

This property presents an exceptional opportunity for those with a vision to create their dream home in a sought-after location. Whether you aspire to a modern family residence, a stylish holiday retreat, or a potentially lucrative rental investment, this bungalow offers a blank canvas for your imagination.

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## ABOUT THE AREA

### Larnaca: A Blend of History and Modernity

Larnaca, the third-largest city in Cyprus, offers a captivating blend of ancient history and contemporary charm. Its rich past is evident in its numerous historical sites, including the impressive Larnaca Castle and the iconic Hala Sultan Tekke mosque. The city's coastal promenade, lined with palm trees, creates a serene atmosphere, perfect for leisurely strolls and soaking up the Mediterranean sun.

### A Haven for Nature Lovers

Beyond its historical treasures, Larnaca is a haven for nature enthusiasts. The nearby Larnaca Salt Lake is a protected area renowned for its stunning birdlife, particularly during the winter months when it becomes a haven for flamingos. The surrounding countryside boasts picturesque villages, offering a glimpse into traditional Cypriot life.

### A Gateway to Relaxation

Larnaca's strategic location makes it an ideal base for exploring the island. With its international airport, the city is easily accessible from many destinations. The beautiful beaches, crystal-clear waters, and a wide range of water sports make it a popular choice for sunseekers. Whether you're looking to unwind on the coast, delve into history, or experience the vibrant local culture, Larnaca has something to offer everyone.



## Modern Amenities and Convenience

Larnaca has undergone significant development in recent years, boasting modern amenities and a thriving infrastructure. The city offers a wide range of shopping, dining, and entertainment options, catering to both locals and tourists. With its friendly atmosphere and convenient location, Larnaca has become a desirable place to live, work, or simply enjoy a relaxing holiday

## MAiN FEATURES:

- \* 150m2 of living space
- \* 400m2 plot
- \* 3 Bedrooms
- \* 1 Bathroom
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Cyprus
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	150 mq

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.071.629

