



3 Bedroom Stylish Villa - Xylofagou, Larnaca, Cyprus



Informações do Revendedor

Name: Thekla Papouri
e-mail: info@elegantcyprusproperties.com
Nome da Empresa: Elegant Cyprus Properties
País: Chipre
Experience since: 2000
Tipo de Serviço: Selling a Property
Specialties: Buyer's Agent, Listing Agent, Relocation, Foreclosure, Short-Sale, Consulting, Other
Property Type: Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured, Other
Telephone: +357 (999) 730-34
Languages: English, Greek
Website: <https://elegantcyprusproperties.com>

Detalhes do anúncio

Imóveis para: Venda
Preço: EUR 358,000

Localização

Country: Chipre
State/Region/Province: Larnaka
Cidade: Lárnaca
Adicionado: 28/07/2023
Informação adicional:

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

Novo: Sim

Comum

Quartos de dormir: 3
Banheiro: 2
Pés quadrados acabados: 149 m²

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Sim

Building details

Outdoor Amenities: Pool



Lease terms

Date Available:

Contact information

IMLIX ID:

IX4.703.815

