

# SPACIOUS 3-BEDROOM RESIDENCE WITH COURTYARD, COVERED PARKING AND GENEROUS VERANDAS

280 000 €

<b>Property Code:</b>	7294	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Kalavassos	<b>Internal Area:</b>	125 m <sup>2</sup>
<b>Plot Area:</b>	249 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	2	<b>Year of construction:</b>	2027
<b>VAT:</b>	+ VAT	<b>Uncovered verandas, m<sup>2</sup>:</b>	2
<b>Covered verandas, m<sup>2</sup>:</b>	23		

## Property features:

Uncovered Parking	Heating	Parking - Covered	Telephone Line
Solar panels for hot water	Double Glazing	Dish washer	Balcony

## Description:

Offered for sale is a well-proportioned three-bedroom home designed for comfortable, modern living, with excellent indoor-outdoor flow and practical features that suit both family life and long-term value.

The property sits on a 249 sq.m. plot and provides a total built area of 148 sq.m., including 125 sq.m. of covered internal space. Outdoor living is a real highlight, with 23 sq.m. of covered verandas and an additional 2 sq.m. of uncovered veranda space—ideal for dining, relaxing, and enjoying the open air in every season. A private courtyard adds extra flexibility for entertaining, children's play, or a low-maintenance garden setup.

Inside, the layout is functional and comfortable: three bedrooms with built-in wardrobes, two bathrooms including a master en-suite, and a separate guest toilet. The kitchen is fitted for everyday convenience, complemented by a dishwasher and good storage. Year-round comfort is ensured with air conditioning, electric heating, and aluminum thermal insulation, while a solar system and water tank support efficient daily operation.

Parking is well covered with a 20 sq.m. covered parking space, plus additional uncovered parking. Internet readiness is in place, making the home equally suitable for remote work or a connected household.

Delivery is scheduled for 2027, offering the advantage of securing a modern home with contemporary specifications and finishes.

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