

# ELEGANT 3-BEDROOM HOME WITH PRIVATE YARD, COVERED VERANDA, AND DUAL PARKING

265 000 €

<b>Property Code:</b>	7295	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Kalavassos	<b>Internal Area:</b>	105.2 m <sup>2</sup>
<b>Plot Area:</b>	148.8 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	2	<b>Number of floors:</b>	2
<b>Year of construction:</b>	2027	<b>VAT:</b>	+ VAT
<b>Uncovered verandas, m<sup>2</sup>:</b>	17.85	<b>Covered verandas, m<sup>2</sup>:</b>	3.15

## Property features:

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

## Description:

Offered for sale is a well-designed, modern home that balances everyday comfort with practical, future-ready provisions. The layout is arranged over two levels, creating clear separation between living and sleeping areas, while maintaining an easy, functional flow throughout the property.

The main living spaces are bright and inviting, opening out to a covered veranda and a private yard—ideal for outdoor dining, family time, or quiet evenings. The kitchen is thoughtfully planned, with provision for a dishwasher, and there is also a convenient guest toilet for day-to-day use.

Comfort and efficiency are prioritised, with aluminium frames featuring heat insulation, provision for A/C, electric heating, and internet. Practical additions include fitted wardrobes, a water tank, and provision for a solar system—features that enhance both convenience and long-term value.

Parking is effortless with both covered and uncovered parking available, offering flexibility for residents and visitors alike.

Key features include: A/C provision, electric heating provision, internet provision, solar system provision, kitchen with dishwasher provision, guest toilet, main bathroom, fitted wardrobes, heat-insulated aluminium, covered veranda, private yard, water tank, covered parking, and uncovered parking.

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