

Property Code:	A10441	Type:	Sale - House/Villa
Location:	Larnaca - Dekelia Pyla	Internal Area:	219 m ²
Plot Area:	531 m ²	Bedrooms:	4
Bathrooms:	4+	Year of construction:	2028
Status:	Off Plan	VAT:	+ VAT

Property features:

Covered Parking	Detached	Roof Garden	Swimming Pool
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Description:

Villas in Dekelia

A new project consisting of 3 beautiful 4-bed, modern, luxury, detached villas located in a quiet area on the Larnaca - Dekelia road, 430m from one of the many Blue Flag beaches that can be found here.

The luxurious finishes, spacious interiors and exteriors, and excellent location of Luxury Residences are factors that contribute to a higher standard of quality of life.

The villas are made up of three living levels: the ground floor, the first floor and a roof garden that offers a sea view.

The ground floor hosts the open plan kitchen and living room, 1 ensuite bedroom and guest WC.

The remaining 3 ensuite bedrooms (2 masters with walk-in closets) can be found on the first floor. There is also a small laundry room.

From this level there is access to the substantial roof garden, with a full sea view and sink/BBQ area, to enjoy Cyprus’s climate that favours outdoor living.

Externally there is a huge garden area, verandas, BBQ area and a swimming pool (optional).

Location benefits:

430m from Blue Flag beach

The most sought-after area of Larnaca offers many amenities

10 mins drive to Larnaca town centre and Finikudes promenade.

Easy access to high-standard educational facilities such as UCLAN and American University (5 mins drive), American Academy and Med High (15 mins drive)

15-minute drive to Larnaca International Airport.

Easy access to highway linking all major towns in Cyprus.

Adjacent to the green area

Main Features:

- 4 ensuite bedrooms
- Total shower/wc = 6
- Laundry room
- Very large roof garden with BBQ area, extra room and WC
- Large garden and verandas
- Large plots (H1=611m2, H2=931m2, H3=531m2)

Additional Features:

- Provision for underfloor heating
- 3-phase electric power
- photovoltaic panels
- provision to create a gym
- Class A energy efficiency



