

<b>Property Code:</b>	10211	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Xylofagou	<b>Internal Area:</b>	240 m <sup>2</sup>
<b>Plot Area:</b>	750 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2002
<b>Status:</b>	Resale		

**Property features:**

Air Conditioning	Central Heating	Covered Parking	Detached
Garden	Share of Land	Shutters	

**Description:**

## Spacious & Versatile 4-Bedroom Villa in Tranquil Xylofagou

Discover exceptional value and space in this generously proportioned 240m<sup>2</sup> villa, perfectly situated on a quiet, private 750m<sup>2</sup> plot. Built in 2002, this home is ideal for a large family or those seeking multi-generational living, offering a flexible layout with dual living areas.

**Property Highlights:**

**Versatile Layout:** This unique villa boasts **two fully equipped kitchens**, suggesting excellent potential for a ground-floor independent unit or a hugely spacious single residence. The layout is perfectly suited for extended families or generating rental income.

**Four Double Bedrooms & Three Bathrooms:** The villa features a convenient **double bedroom with an en-suite bathroom on the ground floor**. Upstairs, you will find a master bedroom with its own en-suite, plus two additional double bedrooms serviced by a well-appointed family bathroom.

**Abundant Living Space:** Enjoy over **50m<sup>2</sup> of outdoor living** across four covered balconies and one uncovered balcony, offering multiple spots for relaxation, dining, and enjoying the peaceful surroundings.

**Modern Comforts:** The property is equipped with **central heating, A/C units in all rooms, and shutters** throughout, ensuring year-round comfort and energy efficiency.

**Ample Parking & Land:** The villa includes **two covered parking spaces** and sits on a substantial 750m<sup>2</sup> plot, providing plenty of private outdoor space and potential for a pool or garden.

Nestled in a very quiet location in Xylofagou, this villa offers a serene lifestyle while remaining within easy reach of local amenities and the stunning Cypriot coastline. A must-see for those who value space, privacy, and potential.













