

Property Code:	A10211	Type:	Sale - House/Villa
Location:	Larnaca - Xylofagou	Internal Area:	240 m ²
Plot Area:	750 m ²	Bedrooms:	4
Bathrooms:	3	Year of construction:	2002
Status:	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 240m² villa, perfectly situated on a quiet, private 750m² 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 **50m² 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 750m² 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.



