

<b>Property Code:</b>	A9627	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Xylotimpou	<b>Internal Area:</b>	280 m <sup>2</sup>
<b>Plot Area:</b>	6750 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2011
<b>Status:</b>	Resale		

**Property features:**

Air Conditioning	Barbeque	Covered Parking	Detached
Furnished	Garden	Land Title	

**Description:**

## Stunning Detached 3-Bedroom Bungalow in Xylotymbou - Excellent Investment Opportunity

This immaculate 280m<sup>2</sup> bungalow (built in 2011) offers modern comfort in a prime location just 7 minutes from the nearest beach. The property sits on a generous 6,750m<sup>2</sup> plot with mature gardens, presenting an ideal blend of space and privacy.

**Key Features:**

- Spacious living areas** with double-glazed windows & mosquito nets
- 3 luxurious bathrooms** (including en-suite in master bedroom)
- Double garage** for secure parking
- Fully air-conditioned** throughout
- Fully furnished** & ready to move in
- Outdoor BBQ area** - perfect for entertaining
- Optional swimming pool** (subject to buyer's preference)
- Full building permissions** included

This turnkey property represents an exceptional investment opportunity, whether as a permanent residence, holiday home, or rental income generator. Its convenient location combines peaceful countryside living with easy beach access.

Viewings highly recommended to appreciate this premium property.



