

<b>Property Code:</b>	A9362	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Xylotimpou	<b>Internal Area:</b>	132 m <sup>2</sup>
<b>Plot Area:</b>	1254 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	2	<b>Year of construction:</b>	1990
<b>Status:</b>	Resale		

**Property features:**

Detached                      Garden                      Title Deeds

**Description:**

## Bungalow in Xylotimbou for sale

Discover your dream home in the charming village of Xylotymvou! This spacious 3-bedroom bungalow, built in 1990, offers a fantastic opportunity to own a property with immense potential. Situated on a generous 1,254 sqm plot, this home boasts a covered area of 132 sqm and comes with full Title Deeds, ensuring a hassle-free purchase.

**Key Features:**

**3 Double Bedrooms:** Spacious and comfortable, perfect for families or guests.

**Separate Living and Dining Rooms:** Ideal for entertaining or relaxing in style.

**Large Kitchen:** A very spacious, separated kitchen with plenty of room for customization.

**Renovation Potential:** While the property is livable, it offers a great opportunity to modernize and add your personal touch.

**Additional Building Potential:** The property includes provisions to construct another home on top of the existing structure, making it a fantastic investment.

**Location Highlights:**

**Prime Location:** Enjoy a peaceful and friendly neighborhood with easy access to main roads and the highway.

**Beach Proximity:** Just a 5-minute drive to the nearest beach in Dekehlia.

**Walking Distance to Amenities:** Close to the village center, schools, shops, and public transport, including a nearby bus stop.

**Extra Land:** The large plot offers plenty of outdoor space and the potential to build another property.

**Additional Details:**

**Category C:** A solid property with great potential for improvement.

**Built in 1990:** A timeless design with room for modernization.

**Spacious Layout:** Perfect for families or those looking for a comfortable, spacious home.

Whether you're looking for a family home, a renovation project, or an investment opportunity, this bungalow ticks all the boxes. Don't miss out on this rare chance to own a property in a lovely location with endless possibilities!

Contact us today to arrange a viewing and make this bungalow your new home!



