

Property Code:	A8978	Type:	Sale - House/Villa
Location:	Larnaca - Agios Nicolaos	Internal Area:	267 m ²
Plot Area:	620 m ²	Bedrooms:	4
Bathrooms:	3	Year of construction:	1998
Status:	Resale		

Property features:

Air Conditioning	Basement	Covered Parking	Detached
Fireplace	Garden	Storage	Title Deeds
Walk-in-Wardrobe			

Description:

Luxurious 4-Bedroom Villa for Sale in Agios Nikolaos, Larnaca

Discover this stunning 4-bedroom villa located in the sought-after Agios Nikolaos area of Larnaca. Perfectly positioned on a spacious **620sqm plot**, this home offers an exceptional blend of luxury, comfort, and convenience.

Key Features:

Interior Space: 267sqm of elegant living space plus a 60sqm basement.

Bedrooms: 4 spacious bedrooms, all with walk-in closets for ample storage.

Bathrooms: 2 modern bathrooms and 1 guest WC for ultimate convenience.

Basement Apartment: Includes a bedroom, bathroom, and kitchen, ideal for guests or multi-generational living.

Heating: Underfloor heating throughout for year-round comfort.

Sustainability: Energy-efficient Category B rating with a solar plant installed. Renovated in 2017.

Prime Location:

Close to key amenities, including supermarkets, hospitals, and a shopping mall. Just a **5-minute drive to the town center**, offering easy access to dining, shopping, and entertainment.

Sea Proximity: Only 3.5km to the pristine beaches of Larnaca.

Airport Access: Conveniently located 10km from Larnaca International Airport.

With **title deeds available**, this villa is ready to become your new home. Experience luxury living in a prime location with all the amenities you need just moments away.

Contact us today to schedule a viewing!



