

Property Code:	A10532	Type:	Sale - House/Villa
Location:	Famagusta - Vrysoulles	Internal Area:	131 m ²
Plot Area:	201 m ²	Bedrooms:	3
Bathrooms:	2	Year of construction:	2012
Status:	Resale		

Property features:

Air Conditioning Covered Parking Detached Share of Land

Description:

Modern 3-Bedroom Villa in Vrysoulles

A superb opportunity to own a contemporary, low-maintenance villa in the popular village of **Vrysoulles**. Built in 2016, this property combines modern design with practical living and is in excellent move-in condition.

Property Highlights:

Spacious & Bright Living: The villa offers a comfortable **131m² of covered living space**, thoughtfully designed over one floor for easy living.

Three Generous Bedrooms: All bedrooms are well-proportioned, with the master suite benefiting from its own private bathroom.

Two Modern Bathrooms: Recently fitted and in excellent condition.

Open-Plan Lifestyle: The welcoming living and dining area flows seamlessly into a modern kitchen, creating a perfect space for family life and entertaining.

Indoor-Outdoor Flow: Step directly from the living area onto a **14m² covered veranda**, an ideal spot for al fresco dining and relaxation year-round.

Private & Secure: The property sits on a fully enclosed **201m² plot**, offering a good degree of privacy and space for a garden or low-maintenance landscaping.

Essential Extras: Includes a **16m² covered parking** area for at least one vehicle, providing protection from the sun and elements.

Key Details:

Year of Construction: 2016

Covered Area: 131m²

Plot Size: 201m²

Covered Veranda: 14m²

Covered Parking: 16m²

Important Note: A share of the land is available for sale with the property.

Location & Lifestyle:

Vrysoulles is a friendly, well-established village with local amenities, tavernas, and shops close at hand. It enjoys a convenient location with easy access to the nearby towns of Paralimni and Famagusta, as well as several beautiful Blue Flag beaches just a short drive away. This villa is perfectly suited for permanent living, a lock-up-and-leave holiday home, or a rental investment.

Ready to view and ripe for personalisation. Contact us today to arrange a private viewing.



