

<b>Property Code:</b>	A10532	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Vrysoulles	<b>Internal Area:</b>	131 m <sup>2</sup>
<b>Plot Area:</b>	201 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	2	<b>Year of construction:</b>	2012
<b>Status:</b>	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 **131m<sup>2</sup> 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 **14m<sup>2</sup> covered veranda**, an ideal spot for al fresco dining and relaxation year-round.

**Private & Secure:** The property sits on a fully enclosed **201m<sup>2</sup> plot**, offering a good degree of privacy and space for a garden or low-maintenance landscaping.

**Essential Extras:** Includes a **16m<sup>2</sup> covered parking** area for at least one vehicle, providing protection from the sun and elements.

**Key Details:**

Year of Construction: 2016

Covered Area: 131m<sup>2</sup>

Plot Size: 201m<sup>2</sup>

Covered Veranda: 14m<sup>2</sup>

Covered Parking: 16m<sup>2</sup>

**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.**



