

<b>Property Code:</b>	A10238	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Dekelia Pyla	<b>Internal Area:</b>	104 m <sup>2</sup>
<b>Plot Area:</b>	208 m <sup>2</sup>	<b>Bedrooms:</b>	2
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2026
<b>Status:</b>	Newly completed	<b>VAT:</b>	+ VAT

**Property features:**

Attic                      Covered Parking                      Link-Detached

**Description:****Villa in Pyla-Dekelia area for sale**

House area 104 m<sup>2</sup> + 15 m<sup>2</sup> pergola + 10 m<sup>2</sup> Attic room (kids room double high)

Plot : 208 m<sup>2</sup>

500 meters from the beach

2 Bedrooms with 2 bathrooms + Guest WC

2 parking "due to the electrical sliding gate"

Balcony can be closed to get one more small room and due to the double high of the kids' room, another full bedroom can be made on an attic.

Extra Specifications included in the price:

Photo voltaic on roof

Air-conditions with WIFI connection in all rooms installed

Electrical sliding parking gate

Electrical provisions in balcony and attic to be ready for shifting as per drawings attached

Ceramic tiles in living areas and kitchen minimum size (60 x 120 cm)

Landscaping at the main entrances

Floor Heating

Extra Features not included in the price:

Swimming pool + outdoor shower

Barbecue with sink

Garden Fence

Garden Landscaping



