

<b>Property Code:</b>	A7233	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Dekelia	<b>Internal Area:</b>	190 m <sup>2</sup>
<b>Plot Area:</b>	378 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2027
<b>Status:</b>	Under Construction	<b>VAT:</b>	+ VAT

**Property features:**

Covered Parking	Detached	Downstairs Bedroom	Garden
Optional Swimming Pool	Provision for Air-conditioning	Provision for Central Heating	

**Description:****3 Bed Villa in Dekelia**

The site for the villas is one block back from the coast, in an up-and-coming location a short distance to the east of Larnaca centre. This area is one of the most desirable spots along this part of the Cyprus coastline. The properties will nestle among new individual homes, and owners will appreciate the calmness and security of this quiet yet convenient location. Within easy walking distance is an eclectic mix of up-market hotels, cafes and restaurants and a wide choice of shopping, leisure and entertainment facilities.

Striking facades feature accent natural stone and hardwood highlights. Distinctive roof overhangs and deep-set full-height windows on the ground floor and waist-height windows on the first floor allow maximum light to penetrate, whilst offering UV protection to furniture and fabrics. Bedrooms on the first floor have direct access to roof areas of ground floor rooms, and can easily be adapted to form secluded sun terraces. A walled garden contains an optional swimming pool, sun deck and covered outdoor dining area/bar. There is also a shaded off-street parking space for two vehicles.

Generous living spaces present tremendous possibilities for owners to express their individual tastes. Open-plan ground floor areas are always bathed in light - well-suited to life in the warm Mediterranean region. Large sliding doors lead out to the sun terrace, outdoor dining area and pool. Throughout every villa, fixtures, fittings and finishes are superb - and selected to enhance the status and elegance of the building. In addition, modern construction techniques, the latest technologies, and state-of-the-art energy-saving glazing and construction materials have been used to the maximum, to create Villas for people who appreciate excellence.



