

<b>Property Code:</b>	A11431	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Meneou	<b>Internal Area:</b>	108 m <sup>2</sup>
<b>Plot Area:</b>	119 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	2	<b>Year of construction:</b>	2009
<b>Status:</b>	Resale		

**Property features:**

Covered Parking      Semi-Detached      Title Deeds

**Description:**

## **Charming 3-Bedroom Family Home in Dromolaxia-Meneou, Larnaca**

Nestled in the highly sought-after area of Dromolaxia-Meneou, this delightful three-bedroom home offers the perfect blend of comfort, practicality, and location. Built in 2009 and well maintained throughout, the property is ideal for families or anyone seeking a peaceful residence with easy access to key amenities.

The ground floor welcomes you with a bright and spacious open-plan living and dining area, seamlessly connected to a functional kitchen—perfect for both everyday living and entertaining. A convenient guest WC completes this level.

Upstairs, the home features three comfortable bedrooms, including a master bedroom with its own en-suite shower and WC. A modern family bathroom serves the remaining bedrooms, while two verandas provide additional outdoor space to relax and enjoy the surroundings.

Externally, the property benefits from a private yard and an exclusive covered parking space, offering both convenience and privacy.

**Key Features:**

- Land Area: 119 sq.m.
- Enclosed Area: 108 sq.m.
- Covered Veranda: 4 sq.m.
- Uncovered Verandas: 47 sq.m.
- 3 Bedrooms (Master with en-suite)
- 1 Family Bathroom + Guest WC
- Private yard (exclusive use)
- Covered parking
- Separate title deed

**Prime Location:**

Ideally positioned just 2km from Larnaca International Airport and close to the Dromolaxia junction, the home offers excellent connectivity. The center of Dromolaxia—with shops, schools, and everyday amenities—is only 1.5km away, while quick access to the main road towards Kiti

## 3 BEDROOMS HOUSE FOR SALE IN MENEOU

€ 195 000

village ensures convenience for daily commuting.



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