

Property Code:	A11517	Type:	Sale - House/Villa
Location:	Larnaca - Larnaca Center	Internal Area:	227 m ²
Plot Area:	293 m ²	Bedrooms:	4
Bathrooms:	3	Year of construction:	2027
Status:	Under Construction	VAT:	+VAT

Property features:

Basement Covered Parking Fireplace Semi-Detached

Description:

Exceptional 4-Bedroom Semi-Detached Villa | Sotiros, Larnaca

Nestled in the peaceful and sought-after village of Sotiros, this thoughtfully designed semi-detached residence offers a rare opportunity to own a spacious family home in one of Larnaca's most tranquil settings — just 1.5 km from the sea and 10 km from Larnaca International Airport. Part of an exclusive two-unit project, this property combines privacy, generous living space, and exceptional build quality.

The Property at a Glance

Spread across four levels — basement, ground floor, upper floor, and attic — the home offers remarkable flexibility for families, professionals, or those seeking a blend of comfortable living and practical functionality.

Basement The fully concrete basement (162 m²) provides vast storage or conversion potential, already equipped with drainage provisions for a sink, toilet, washbasin, and shower — making it straightforward to transform into a gym, games room, or additional living quarters.

Ground Floor The heart of the home opens into a bright and airy kitchen-dining area (35 m²) flowing seamlessly into a generous living room (31 m²) — ideal for both everyday family life and entertaining. A dedicated office/bedroom (13 m²) offers the flexibility of a home workspace or guest room, while the entrance hall (11 m²) creates a welcoming first impression.

Step outside to an expansive pool terrace (54 m², with 7 m² covered) — the perfect setting for outdoor dining and summer gatherings — as well as a covered entrance terrace (10 m², with 5 m² covered).

Upper Floor The upper level is home to three well-proportioned bedrooms. The principal bedroom (39 m²) is a true retreat, complete with a private en suite bathroom (6.5 m²) and a dedicated

wardrobe room (6 m²). Two further bedrooms (17 m² and 16 m²) are served by a shared family bathroom (8 m²). A practical laundry room (6 m²) with its own terrace adds everyday convenience, while a spacious corridor (14 m²) connects the floor with ease.

Attic An additional attic space of 61 m² — complemented by 54 m² of uncovered rooftop area — offers further storage or the potential for a stunning rooftop terrace with open views across the surrounding landscape.

Key Features

Exclusive development of only 2 units — privacy guaranteed

Plot area: 293 m²

4 bedrooms, including a master suite with en suite and wardrobe room

Spacious pool terrace

Expansive basement with drainage provisions for full bathroom fit-out

Covered parking

1.5 km to the nearest beach

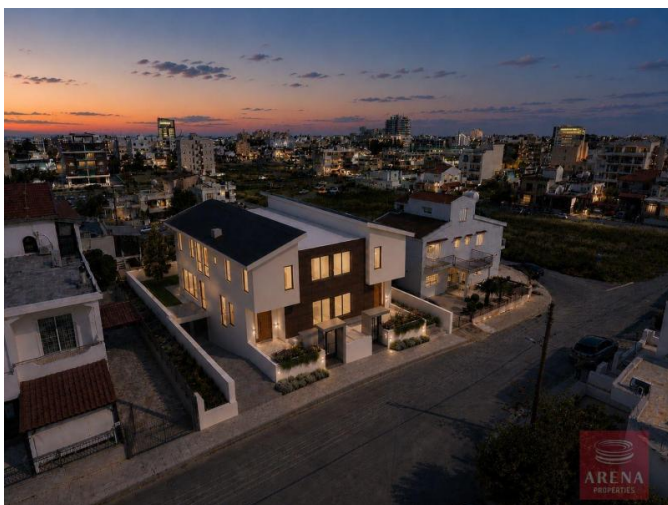
10 km to Larnaca International Airport

Located in the quiet, established village of Sotiros

For further details or to arrange a private viewing, contact our team today.

4 BEDROOM SEMI DETACHED VILLA

€ 460 000



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