

<b>Property Code:</b>	A10179	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Xylofagou	<b>Internal Area:</b>	162 m <sup>2</sup>
<b>Plot Area:</b>	274 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2027
<b>Status:</b>	Off Plan	<b>VAT:</b>	+ VAT

**Property features:**

Covered Parking      Detached      Optional Swimming Pool

**Description:**

## Exclusive Modern Villa in Tranquil Xylofagou | Prime Investment Opportunity

Discover the perfect blend of modern luxury and village tranquility with this stunning new 3-bedroom detached villa, now available in the sought-after area of Xylofagou. Part of an exclusive, low-density project of just seven residences, this property promises a private and premium lifestyle.

Spanning a generous 130m<sup>2</sup> of covered living space on a substantial 297m<sup>2</sup> plot, this villa is designed for both comfortable family living and elegant entertaining. As you step inside, you are greeted by a bright and spacious open-plan living area, seamlessly flowing into a modern kitchen, perfect for day-to-day life and hosting guests.

The villa boasts three well-proportioned double bedrooms, including a master suite with its own private bathroom. In total, the home features three modern bathrooms, ensuring convenience and privacy for all residents and visitors.

Step outside to your private oasis. The 14m<sup>2</sup> covered veranda is an ideal spot for al fresco dining and relaxing year-round, with the option to add your own private swimming pool to the sun-drenched garden—a fantastic addition for the Cypriot climate. The property also includes a covered parking space of 18m<sup>2</sup>, providing secure parking for your vehicles.

This is a rare chance to secure a brand-new home in a project that prioritizes quality and space. Don't miss this opportunity for a serene lifestyle just a short drive from local amenities, the famous beaches of the eastern coast, and Larnaca International Airport.

**Key Features:**

**3 Bedrooms**, all doubles with ample storage.

**3 Modern Bathrooms** (one en-suite).

**Spacious 130m<sup>2</sup> Covered Area.**

## **EXCLUSIVE MODERN VILLA IN TRANQUIL XYLOFAGOU**

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€ 295 000

**Large 297m<sup>2</sup> Plot** with garden space.

**14m<sup>2</sup> Covered Veranda** for outdoor living.

**Option to Install a Private Swimming Pool.**

**18m<sup>2</sup> Covered Parking.**

**Part of an exclusive project with only 7 units.**

**Energy-efficient construction and high-quality finishes.**

**Prime location in peaceful Xylofagou.**

**Contact us today to arrange a private viewing!**



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XYLOFAGOU**

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