

<b>Property Code:</b>	A11827	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Aradippou	<b>Internal Area:</b>	180 m <sup>2</sup>
<b>Plot Area:</b>	230 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	2	<b>Year of construction:</b>	2007
<b>Status:</b>	Resale		

**Property features:**

Garden	Land Title	Semi-Detached	Storage
Unfurnished			

**Description:**

## **Attractive 3-Bedroom Semi-Detached Villa in Aradippou, Larnaca**

Located in the peaceful residential area of **Apostolos Loukas, Aradippou**, this spacious three-bedroom semi-detached villa offers comfortable family living with generous indoor and outdoor spaces, while being conveniently close to schools, amenities, and major road connections.

The property features **180 m<sup>2</sup> of internal living space** and sits on a **24% share of a 1,062 m<sup>2</sup> plot** (approximately **230 m<sup>2</sup>**). The ground floor comprises a bright open-plan living and dining area, a separate kitchen with an informal dining space, a laundry room, a guest WC, and direct access to both covered and uncovered verandas. Upstairs, there are **three well-sized bedrooms**, including a master bedroom with an en-suite shower, as well as a family bathroom.

Outside, the villa enjoys a private landscaped yard, spacious verandas ideal for outdoor entertaining, an uncovered parking space, and a practical storage room.

### **Property Features**

- 3 Bedrooms
- Master bedroom with en-suite
- Family bathroom & guest WC
- Open-plan living and dining area
- Separate kitchen with dining area
- Laundry room
- 180 m<sup>2</sup> internal covered area
- 5 m<sup>2</sup> covered veranda
- 35 m<sup>2</sup> uncovered veranda
- Private garden
- Storage room
- Uncovered parking
- Approx. 230 m<sup>2</sup> plot share

## 3 BEDROOM SEMI-DETACHED VILLA IN ARADIPPOU

€ 285 000

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### Excellent Location

Quiet residential neighbourhood

Approximately **250 m** from Aradippou Primary School A'

Approximately **100 m** from 1st April Avenue

Approximately **1.5 km** from the Rizoelia Roundabout

Close to supermarkets, schools, shops, and all everyday amenities

Only **6 km** from the sea with easy access to Larnaca city centre and the motorway

### Distribution Agreement in place.

An excellent opportunity for families or investors seeking a spacious home in one of Aradippou's most convenient residential locations.



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