

Код Объекта:	A11517	Тип:	Продажа - House/Villa
Местоположение:	Ларнака - Larnaca Center	Площадь:	227 м <sup>2</sup>
Участок:	293 м <sup>2</sup>	Спальни:	4
Ванные:	3	Год постройки:	2027
Статус:	В стадии строительства	НДС:	+VAT

**Особенности недвижимости:**

Basement Covered Parking Fireplace Semi-Detached

**Описание:**

## 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 м<sup>2</sup>) 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 м<sup>2</sup>) flowing seamlessly into a generous living room (31 м<sup>2</sup>) — ideal for both everyday family life and entertaining. A dedicated office/bedroom (13 м<sup>2</sup>) offers the flexibility of a home workspace or guest room, while the entrance hall (11 м<sup>2</sup>) creates a welcoming first impression.

Step outside to an expansive pool terrace (54 м<sup>2</sup>, with 7 м<sup>2</sup> covered) — the perfect setting for outdoor dining and summer gatherings — as well as a covered entrance terrace (10 м<sup>2</sup>, with 5 м<sup>2</sup> covered).

**Upper Floor** The upper level is home to three well-proportioned bedrooms. The principal bedroom (39 м<sup>2</sup>) is a true retreat, complete with a private en suite bathroom (6.5 м<sup>2</sup>) and a dedicated wardrobe room (6 м<sup>2</sup>). Two further bedrooms (17 м<sup>2</sup> and 16 м<sup>2</sup>) are served by a shared family

bathroom (8 m<sup>2</sup>). A practical laundry room (6 m<sup>2</sup>) with its own terrace adds everyday convenience, while a spacious corridor (14 m<sup>2</sup>) connects the floor with ease.

**Attic** An additional attic space of 61 m<sup>2</sup> — complemented by 54 m<sup>2</sup> of uncovered rooftop area — offers further storage or the potential for a stunning rooftop terrace with open views across the surrounding landscape.

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### Key Features

Exclusive development of only 2 units — privacy guaranteed

Plot area: 293 m<sup>2</sup>

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

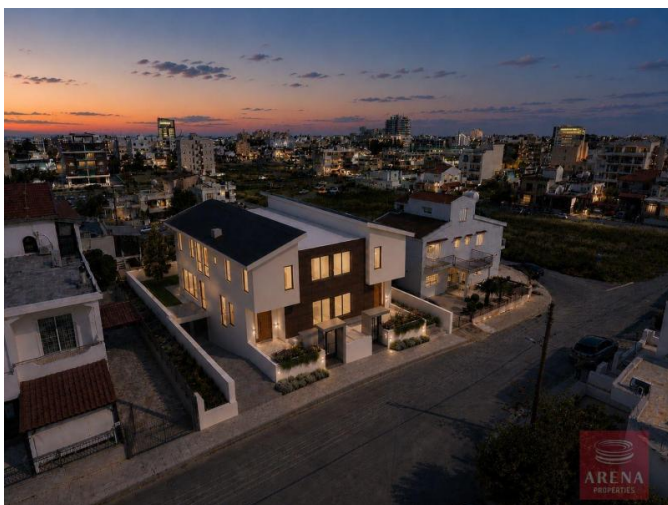
Located in the quiet, established village of Sotiros

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

# 4 BEDROOM SEMI DETACHED VILLA

€ 440 000



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