

|                        |                     |                       |                       |
|------------------------|---------------------|-----------------------|-----------------------|
| <b>Код Объекта:</b>    | A11632              | <b>Тип:</b>           | Продажа - House/Villa |
| <b>Местоположение:</b> | Ларнака - Xylofagou | <b>Площадь:</b>       | 130 м <sup>2</sup>    |
| <b>Участок:</b>        | 275 м <sup>2</sup>  | <b>Спальни:</b>       | 3                     |
| <b>Ванные:</b>         | 2                   | <b>Год постройки:</b> | 2027                  |
| <b>Статус:</b>         | С планов            | <b>НДС:</b>           | + VAT                 |

**Особенности недвижимости:**

|                 |          |           |                        |
|-----------------|----------|-----------|------------------------|
| Covered Parking | Detached | Furnished | Optional Swimming Pool |
|-----------------|----------|-----------|------------------------|

Provision for Air-conditioning

**Описание:**

## Modern 3-Bedroom Villas for Sale in Xylofagou

Discover these beautifully designed 3-bedroom villas in Xylofagou, offering the perfect blend of comfort, style, and convenience. Situated just 2.5 km from the beach, these fully furnished homes are ideal for permanent residence, holiday living, or investment.

Each villa features a spacious covered area of 130 m<sup>2</sup>, complemented by a 14 m<sup>2</sup> covered veranda, providing ample indoor and outdoor living space. Set on generous 275 m<sup>2</sup> plots, the properties offer privacy and room for outdoor enjoyment, with the option to add a private swimming pool.

**Property Features:**

- 3 Spacious Bedrooms
- 2 Modern Bathrooms
- 130 m<sup>2</sup> Covered Area
- 14 m<sup>2</sup> Covered Veranda
- 275 m<sup>2</sup> Plot Size
- Fully Furnished
- Optional Private Swimming Pool
- Only 2.5 km from the Beach
- Ideal for Permanent Living, Holiday Home, or Investment

Enjoy a relaxed coastal lifestyle in a peaceful residential area while remaining close to all local amenities and beautiful sandy beaches.

**3 BEDROOMS VILLA FOR SALE IN  
XYLOFAGOU**

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€ 305 000



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