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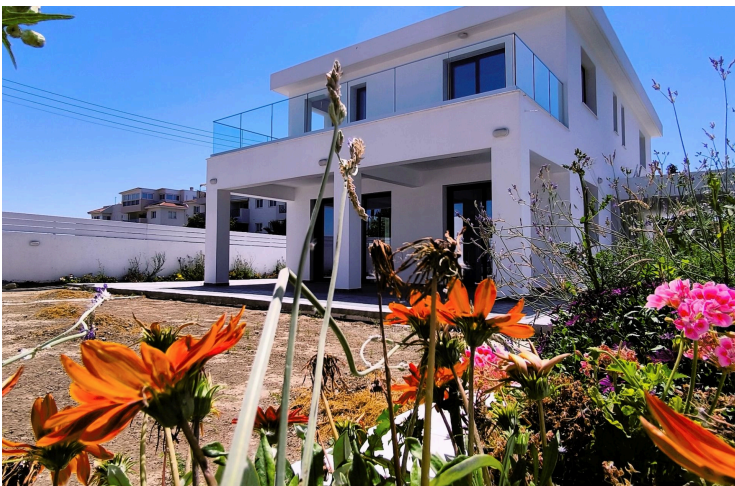
# VILLA OF 4 BEDROOM EACH WITH EN-SUITE AND LARGE YARD AT MENEYOU AREA

 Meneou, Larnaca

**€430,000** +VAT









# Overview

## Specifications

Bedrooms

 4


Bathrooms

 2

Covered

 278 m<sup>2</sup>

Type	<b>Detached Villa</b>
Showers	<b>3</b>
Toilets	<b>5</b>
Plot	<b>536 m<sup>2</sup></b>
Status	<b>Key ready</b>

Year of construction	<b>2024</b>
Title deed	<b>Yes</b>
Structure	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

This newly developed detached villa (202 m<sup>2</sup> inside + 76 m<sup>2</sup> covered verandas and parking area) offers modern living with a touch of elegance. It features an open-concept layout, filled with natural light through large windows. The kitchen boasts state-of-the-art appliances and sleek countertops, perfect for culinary enthusiasts. The spacious bedrooms with En-suites provide comfort and tranquillity, while the stylish bathrooms are designed for relaxation. The property includes a beautifully landscaped yard with space for swimming pool (optional), ideal for outdoor gatherings and leisure. Conveniently located in a nice neighbourhood close to the beach, this house is a perfect blend of luxury and functionality, ready to become your dream home or as an investment for AIR-BNB usage.

Main features and advantages:

- 2.5 km from the beach in just 4 min drive
- 3 km from the airport in just 7 min drive
- 8.2 km from Larnaca city Centre in just 13 min drive
- Large space for swimming pool (not included)
- Insulated roof with 8cm polystyrene and polystyrene at all column
- Roof space for Photovoltaic panels
- Thick insulating bricks
- Penetron Beton insulation (Crystalline Technology That Enhances The Overall Performance And Lifespan Of Concrete)
- Under floor heating installed
- Kitchen main appliances included (Bosch brand)
- Cloth washing machine and cloth dryer included
- Large detached store room with electricity





# Additional information

## Facilities

Aircondition, Split system	Gated complex	Heating, Underfloor
Landscaped garden	Parking, Covered	Pool, Optional
Solar photovoltaic panels (provision)	Solar water heater	Storage


## Features

Balcony	Balcony, back	Balcony, front
Below market value	Bright	Ceramic tiles
Combined kitchen and dining area	Cul de sac	Double glazing
Easy access to highway	Easy access to main roads	En suite bathroom
En suite shower	Entrance gate	Entrance gate, automated
Fitted wardrobes	Garden	Garden, large
Guest WC	Internal stairs	Internet
Investment opportunity	Irrigation system	Kitchen appliances
Kitchenette	Laminate flooring	Luxury specifications
Modern design	Municipal water/sewage	Near amenities
Near bus route	Open plan	Pressurized water system
Quiet area	Rental potential	Sound insulation
Thermal insulation	Veranda, back	Veranda, front
Veranda, large		

## Contact us



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