



**EXCLUSIVE  
PROPERTIES**

### **Exclusive Properties**

107, V Georgiou A', Belmar Complex D, Apt.

31, 4048 Limassol Cyprus

**+357 25 737473**

[sales@cyexclusive.eu](mailto:sales@cyexclusive.eu)

## **House - Villa in Larnaca** LAR00103

Larnaca, Cyprus

Luxury four bedroom villa located in a quiet and beautiful pyla area - Larnaca within walking distance to all amenities. The total covered area is 300 sq. m and the covered veranda is 45 sq. m. On the ground floor, the property comprises of an open-plan layout connected the living and dining room area, guest WC, and covered veranda. On the second floor there are four bedrooms (master bedroom is en-suite with shower), and a family bathroom. Outside there are outdoor pool, BBQ area, bar features, landscaped gardens, and covered parking.

### **House-Villa Details**

Bedrooms: 4 | Bathrooms: 3 | Distance to Sea: < 2km | Covered Area (sq.m): 300 sq.m |

Covered Veranda (sq.m): 45 sq.m | Total area (sq.m): 300 sq.m | V.A.T: Included | Common Expenses: Included |

Energy Efficiency: Category A

Covered Parking | Gated Entrance | Balcony

### **Price**

**Sale price:**

728000€

# Attributes

---

## General

V.A.T: Included | Common Expenses: Included |

Condition: New | Delivery Status: Completed | Bedrooms: 4

| Bathrooms: 3 | En-Suite Bathrooms: 1 |

Total area (sq.m): 300 sq.m | Covered Area (sq.m): 300 sq.m

| Covered Veranda (sq.m): 45 sq.m |

Distance to Sea: < 2km | Title Deeds: No |

Energy Efficiency: Category A

# Features

---

## Exterior

Common Swimming Pool | Covered Parking | Gated Entrance | Roof Garden

## Interior

Air Condition Provision | Balcony | Electric Gates | Fireplace | Guest Wc | Solar Panels For Hot Water |

Water Pressure System

# Images

---







