



## Beautiful 3 Bedroom Bungalow - Xylofagou, Larnaca



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 330,000

#### Location

Pays:	Chypre
État/Région/Province:	Larnaca
Ville:	Citium
Soumis:	28/07/2023
Description:	

This magnificent bungalow is set in a quiet area in the village of Xylofagou, Larnaca.

The village of Xylofagou is a widespread village that combines coastal and inland areas. Located on the eastern side of Larnaca bay, the village sits amongst the traditional agricultural villages of the Larnaca and Famagusta areas. With plenty of facilities in the village from small supermarkets, restaurants, coffee shops, a small harbour, and a number of historical sites including venetian towers and coastal caves where



fossilised animals including elephants and hippopotamuses have been found. The larger towns of Larnaca, Paralimni, Protaras and Aiya Napa all sit within a 10 to 15km radius, each providing the perfect mix of shopping malls, banks, restaurants, tourist attractions and vibrant nightlife.

This 3-bedroom bungalow is part of a diverse property development featuring a total of 6 residences, including villas and bungalow villas. Blending contemporary architectural elements with traditional Mediterranean touches such as stone feature wall arches and balustrade balconies, each property offers a charming aesthetic.

Emphasising both luxury and eco-friendliness, every home in the development boasts thermal insulation, double glazing, solar water heating, and provisions for photovoltaic solar panels. The design prioritises both aesthetics and functionality, with the flexibility for internal modifications to suit individual preferences.

The bungalow showcases an inviting open-plan layout encompassing the living, dining, and kitchen areas, leading out to a private garden with a covered veranda.

Comprising three bedrooms, including a master with an en-suite bathroom, and a shared bathroom, the property provides ample space for comfortable living.

Surrounded by an easily maintainable paved garden, residents have the option to customise with a swimming pool and a built-in barbecue upon request.

Experience modern comfort and timeless charm in this desirable village setting.

### **Property Features:**

- Luxurious Quality Finishes
- Granite Kitchen Worktops
- Fitted Kitchen & Fitted Wardrobes
- Quality Sanitary Wear and Mixers
- Ceramic Flooring



- Provision for Air Conditioning
- Pressurized Water System
- Provision for Alarm System
- Built-in Barbecue (optional)
- Provision for Central Heating (optional)
- Private Swimming Pool (optional)
- Fireplace (optional)

## **Distances**

- 10 minutes' drive to Ayia Thekla beach
- 20 minutes' drive to Larnaca international Airport
- 20 minutes' drive to Ayia Napa

Nouveau:

Oui

## **Commun**



Chambres: 3  
Salle de bains: 2  
Pied carré fini: 123 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Oui

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.703.816

