



## 3 Bedroom Modern Bungalow - Xylofagou, Larnaca



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 369,273.82

### Location

Country: Cyprus  
State/Region/Province: Larnaka  
City: Larnaca  
Posted: Feb 26, 2024  
Description:

This charming bungalow is located in 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 Ayia Napa all sit within a 10 to 15km radius, each providing the perfect mix of shopping malls, banks, restaurants, tourist attractions and vibrant nightlife.

Part of a brand new development, this contemporary 3-bedroom bungalow offers unparalleled comfort and style just a short drive from the beach. With its modern design and energy-efficient features, this home epitomises the best of coastal living.

Upon entry, residents are welcomed into an open-plan layout that seamlessly connects the living spaces, providing an inviting atmosphere. The living area boasts patio doors leading to a covered veranda, extending the living space outdoors for alfresco dining and relaxation.

A corridor leads to three well-appointed bedrooms, including a master suite with its own en suite bathroom. An additional bathroom and guest toilet add convenience to everyday living.

Outside, residents can enjoy their own private garden, offering a serene backdrop for outdoor activities and leisure. The option to add a swimming pool enhances the outdoor experience, providing a refreshing retreat in the Cyprus sun.

With its modern design and proximity to the beach, this bungalow is equally well suited to permanent residents or holiday makers, making it a fantastic investment property.

## **Features:**

- Optional Private Pool
- Private Covered Parking
- Thermal insulation aluminium on all openings
- Double glazed
- Fitted kitchen and wardrobes
- Pressurized water system



- Provision for AC
- Solar water heating system
- Full Photovoltaic solar system
- Energy Efficiency A

#### Distances:

- 10 minutes' drive to the beach
- 15 minutes' drive to Agia Napa
- 20 minutes' drive to Larnaca international Airport

New: Yes

#### Common

Bedrooms: 3  
Bathrooms: 2  
Finished sq. ft.: 131 sq m

#### Room details

Indoor Features: Fitted kitchen

#### Utility details

Heating: Yes

#### Building details

Outdoor Amenities: Pool



# IMLIX

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX5.512.575

