



#18454

# Luxury 2-Storey Villa with Roof Garden in Dromolaxia, Larnaca (18454)

 Dromolaksia, Larnaca

**€630,000** +VAT





# Overview

## Specifications

Bedrooms

 5


Bathrooms

 2

Covered

 215.2 m<sup>2</sup>

Type	<b>Detached Villa</b>
Toilets	<b>4</b>
Plot	<b>300 m<sup>2</sup></b>
Covered veranda	<b>22.7 m<sup>2</sup></b>
Roof garden	<b>44.2 m<sup>2</sup></b>

Status	<b>Off plan</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>A+</b>

## Description

FOR SALE

Luxury 2-Storey Villa with Roof Garden in Dromolaxia, Larnaca

- Price: €630,000+VAT
- Construction Status: Off-Plan

Modern Family Living | Contemporary Design | Prime Investment Opportunity

### PROPERTY OVERVIEW

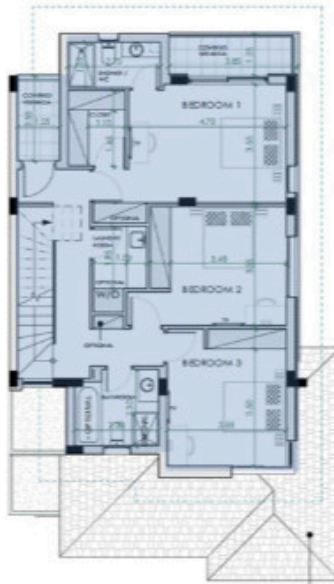
- Floors: 2 Storeys + Roof Garden
- Bedrooms: 3+2
- Bathrooms: 2 (including 1 en-suite)
- Guest WC: 1
- Roof Garden Toilet: 1
- Additional Roof Garden Room: 1
- Internal Covered Area: 215.20 m<sup>2</sup>
- Covered Verandas: 22.70 m<sup>2</sup>
- Roof Garden Area: 44.20 m<sup>2</sup>



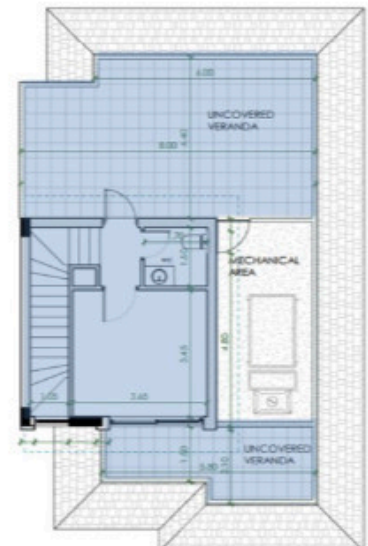
# Floor plans



GROUND FLOOR



FIRST FLOOR



ROOF GARDEN FLOOR

LAND AREA: 300.1m<sup>2</sup>  
 GROUND FLOOR AREA: 89.7m<sup>2</sup>  
 FIRST FLOOR AREA: 95.5m<sup>2</sup>  
 ROOF GARDEN ENCLOSED AREA: 29.6m<sup>2</sup>  
 TOTAL INTERNAL HOUSE AREA: 215.2m<sup>2</sup>

ROOMS: 5  
 BATHROOMS: 4  
 COVERED AREAS: 36.5m<sup>2</sup>  
 COVERED AREAS FIRST FLOOR: 8.5m<sup>2</sup>  
 ROOF GARDEN VERANDA: 44.2m<sup>2</sup>



FRONT ELEVATION



BACK ELEVATION



# Additional information

## Facilities

Parking, Covered

Pool, Optional

## Features

Bright	Connected to electric mains	Easy access to highway
Easy access to main roads	En suite bathroom	High ceilings
Investment opportunity	Laundry room	Luxury specifications
Modern design	Near amenities	Near bus route
Office	Open plan	Roof garden
Spacious rooms	Walk-in closet	

## Distances

Amenities

 500 m

Airport

 2 km

Sea

 5 km

## Contact us



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